

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: East Ballard / 82

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 632

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

| | Land | Imps | Total | Sale Price | Ratio | COV* |
|-------------------|-----------|-----------|-----------|------------|-------|--------|
| 2003 Value | \$139,200 | \$159,300 | \$298,500 | \$322,200 | 92.6% | 10.45% |
| 2004 Value | \$147,900 | \$170,500 | \$318,400 | \$322,200 | 98.8% | 10.11% |
| Change | +\$8,700 | +\$11,200 | +\$19,900 | | +6.2% | -0.34% |
| % Change | +6.3% | +7.0% | +6.7% | | +6.7% | -3.25% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.34% and -3.25% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|-----------|-----------|-----------|
| 2003 Value | \$145,200 | \$152,100 | \$297,300 |
| 2004 Value | \$154,400 | \$163,500 | \$317,900 |
| Percent Change | +6.3% | +7.5% | +6.9% |

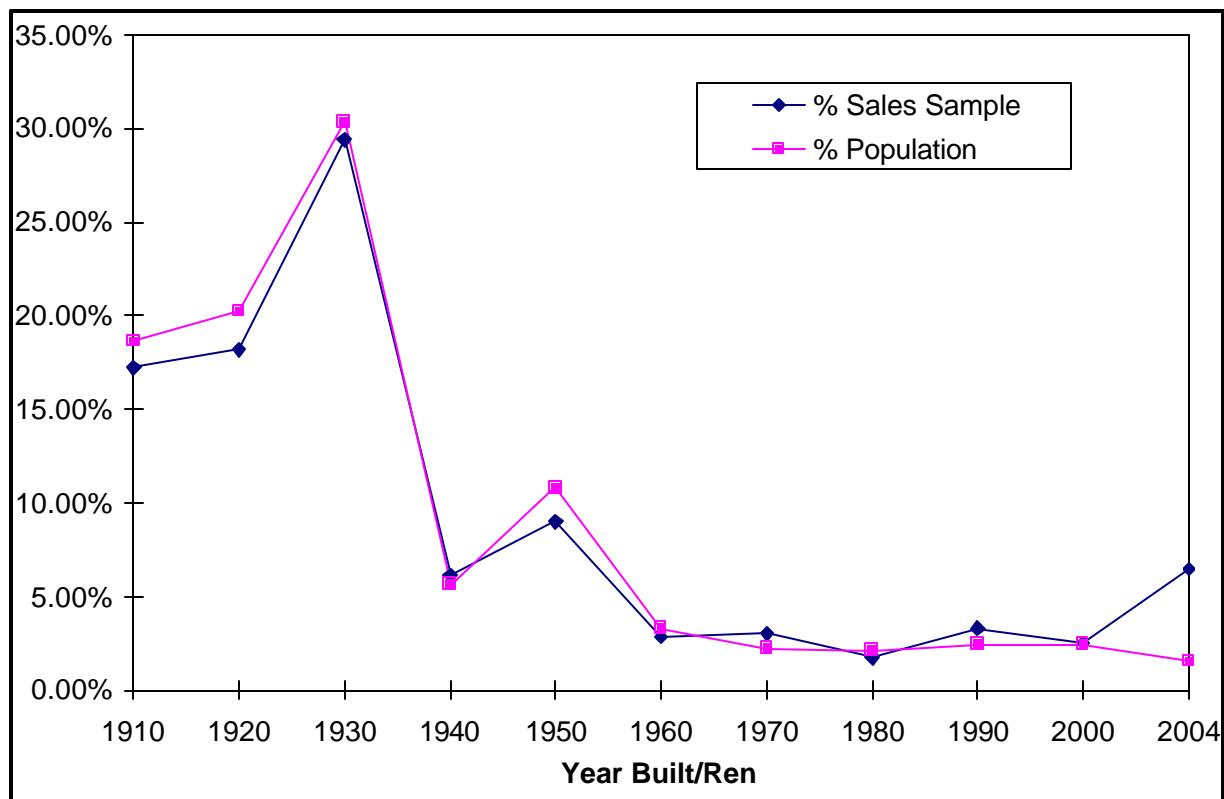
Number of one to three unit residences in the Population: 5,298

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated from 1950 to 1969 or after 1989 with lot sizes exceeding 2,100 square feet were at a higher assessment level and the formula adjusts these upward less than others. Homes built or renovated from 1980 to 1989 or homes built after 1989 with lot sizes smaller than 2,101 square feet on L-1 zoned land were also at a higher assessment level and needed a downward adjustment. Homes in sub area 2 or in the Phinney Ridge neighborhood in sub area 11 were at a lower assessment level and were adjusted upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

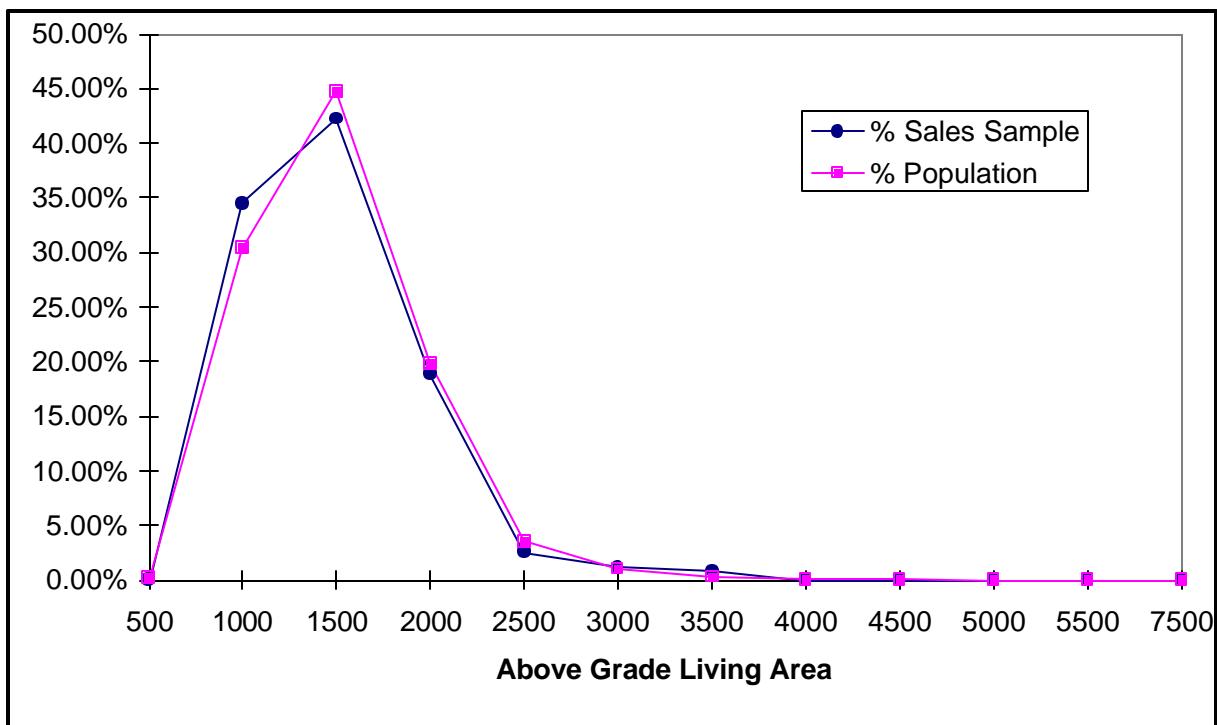
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Sales Sample | Year Built/Ren | Frequency | % Population |
| 1910 | 109 | 17.25% | 1910 | 990 | 18.69% |
| 1920 | 115 | 18.20% | 1920 | 1072 | 20.23% |
| 1930 | 186 | 29.43% | 1930 | 1610 | 30.39% |
| 1940 | 39 | 6.17% | 1940 | 301 | 5.68% |
| 1950 | 57 | 9.02% | 1950 | 573 | 10.82% |
| 1960 | 18 | 2.85% | 1960 | 176 | 3.32% |
| 1970 | 19 | 3.01% | 1970 | 119 | 2.25% |
| 1980 | 11 | 1.74% | 1980 | 113 | 2.13% |
| 1990 | 21 | 3.32% | 1990 | 131 | 2.47% |
| 2000 | 16 | 2.53% | 2000 | 131 | 2.47% |
| 2004 | 41 | 6.49% | 2004 | 82 | 1.55% |
| | 632 | | | 5298 | |



Sales of new homes built in the last three years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. The sales frequency distribution follows the population distribution very closely with regard to Year Built/ Renovated for all other ages.

Sales Sample Representation of Population - Above Grade Living Area

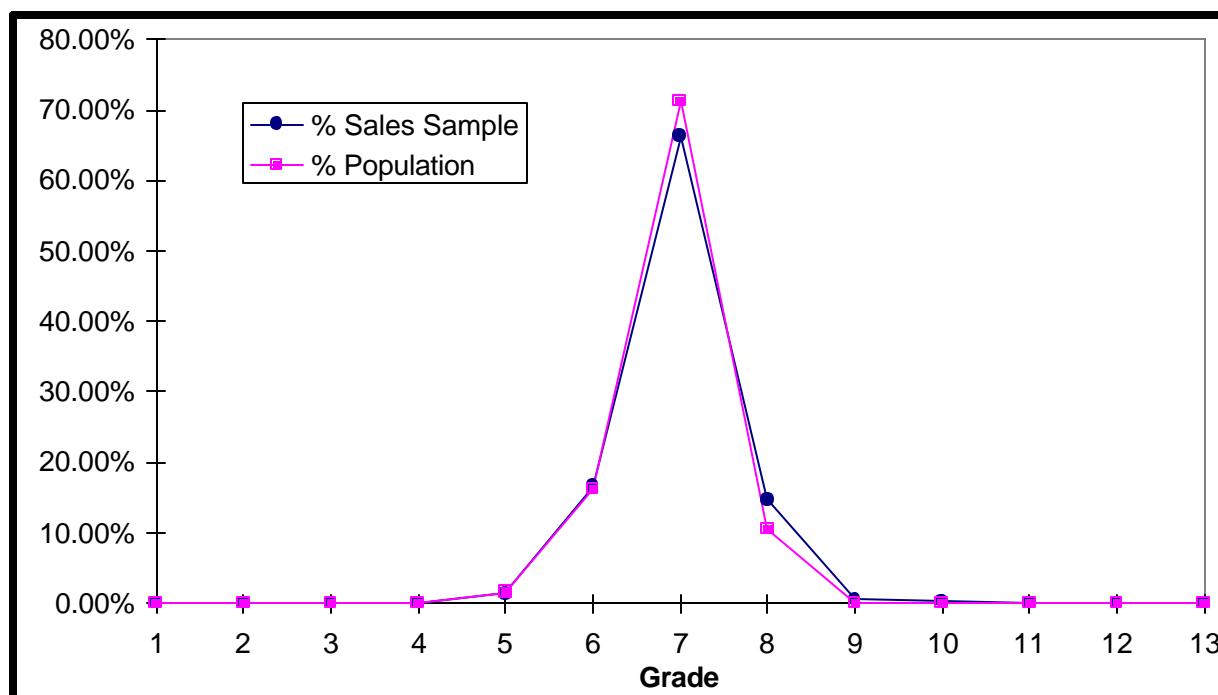
| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| AGLA | Frequency | % Sales Sample | AGLA | Frequency | % Population |
| 500 | 0 | 0.00% | 500 | 11 | 0.21% |
| 1000 | 218 | 34.49% | 1000 | 1609 | 30.37% |
| 1500 | 267 | 42.25% | 1500 | 2370 | 44.73% |
| 2000 | 119 | 18.83% | 2000 | 1050 | 19.82% |
| 2500 | 16 | 2.53% | 2500 | 186 | 3.51% |
| 3000 | 7 | 1.11% | 3000 | 54 | 1.02% |
| 3500 | 5 | 0.79% | 3500 | 16 | 0.30% |
| 4000 | 0 | 0.00% | 4000 | 1 | 0.02% |
| 4500 | 0 | 0.00% | 4500 | 1 | 0.02% |
| 5000 | 0 | 0.00% | 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% | 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% | 7500 | 0 | 0.00% |
| | 632 | | | 5298 | |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

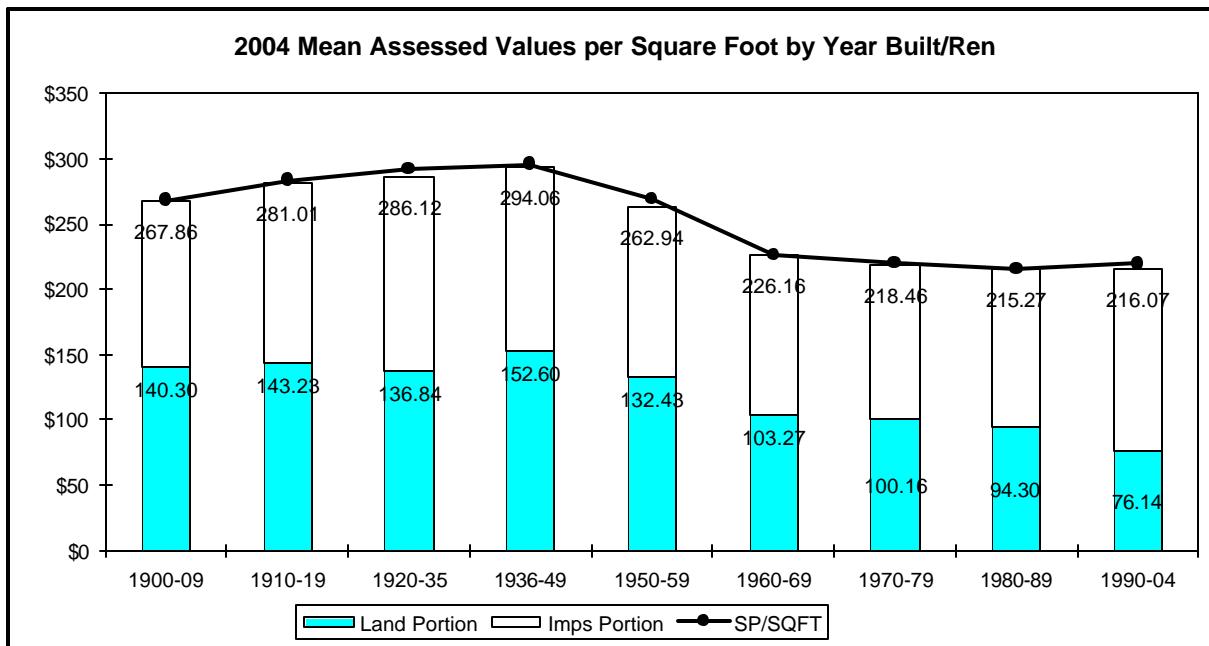
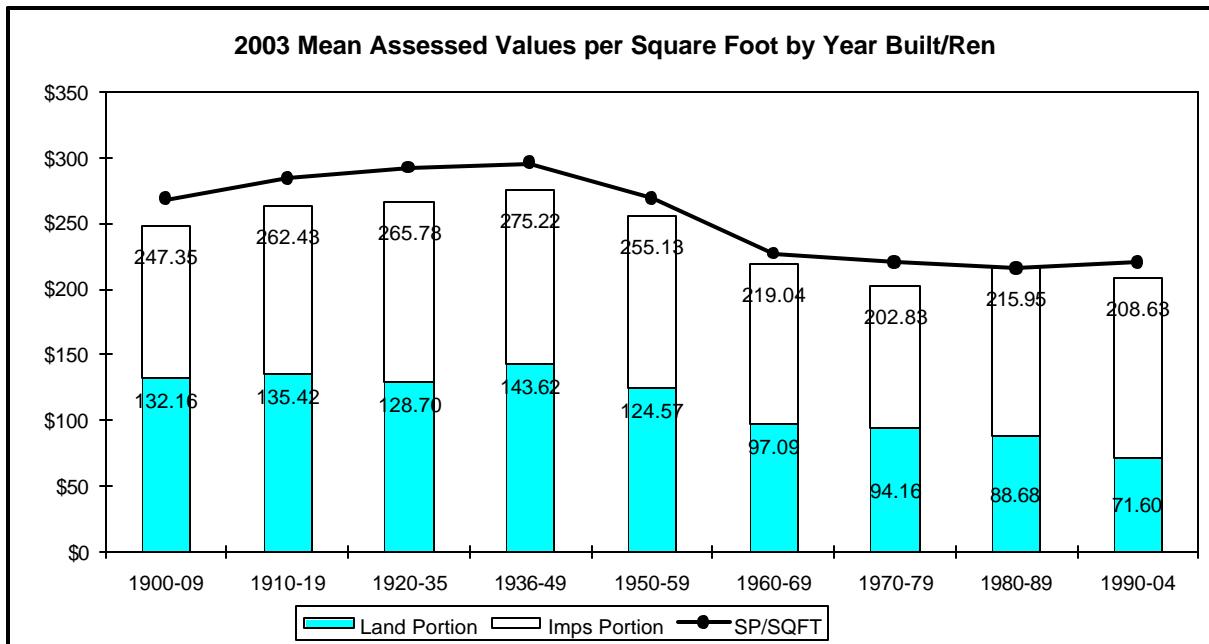
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 0 | 0.00% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 0 | 0.00% |
| 4 | 0 | 0.00% | 4 | 2 | 0.04% |
| 5 | 9 | 1.42% | 5 | 83 | 1.57% |
| 6 | 105 | 16.61% | 6 | 862 | 16.27% |
| 7 | 419 | 66.30% | 7 | 3781 | 71.37% |
| 8 | 93 | 14.72% | 8 | 559 | 10.55% |
| 9 | 4 | 0.63% | 9 | 8 | 0.15% |
| 10 | 2 | 0.32% | 10 | 3 | 0.06% |
| 11 | 0 | 0.00% | 11 | 0 | 0.00% |
| 12 | 0 | 0.00% | 12 | 0 | 0.00% |
| 13 | 0 | 0.00% | 13 | 0 | 0.00% |
| | | 632 | | | 5298 |



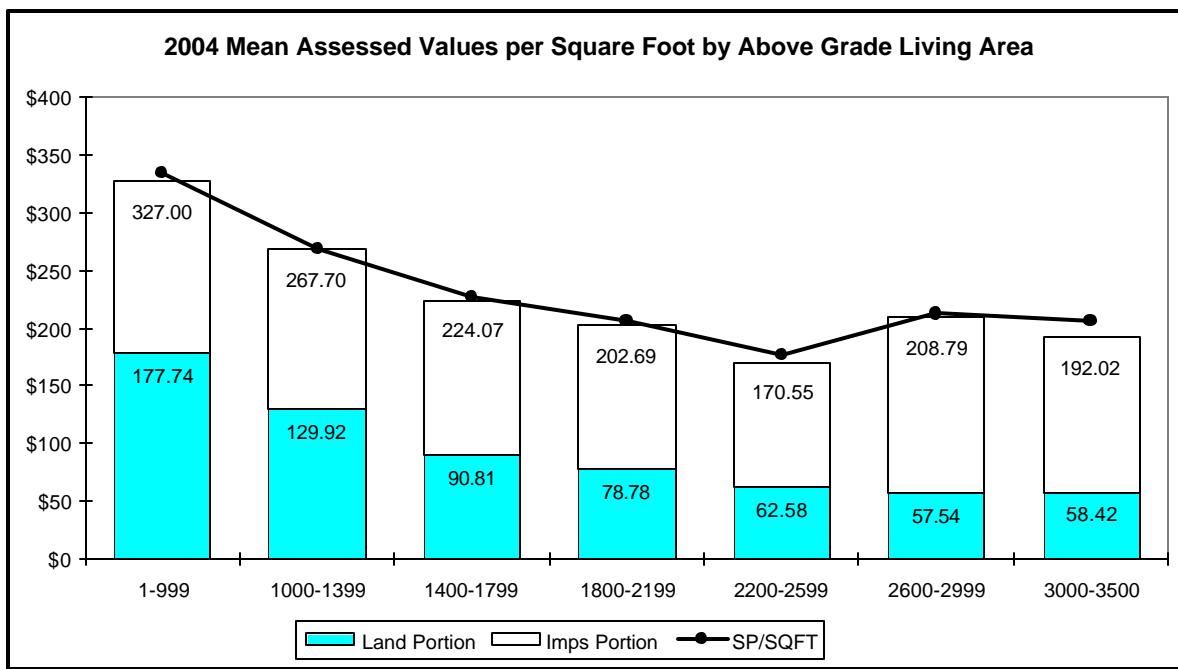
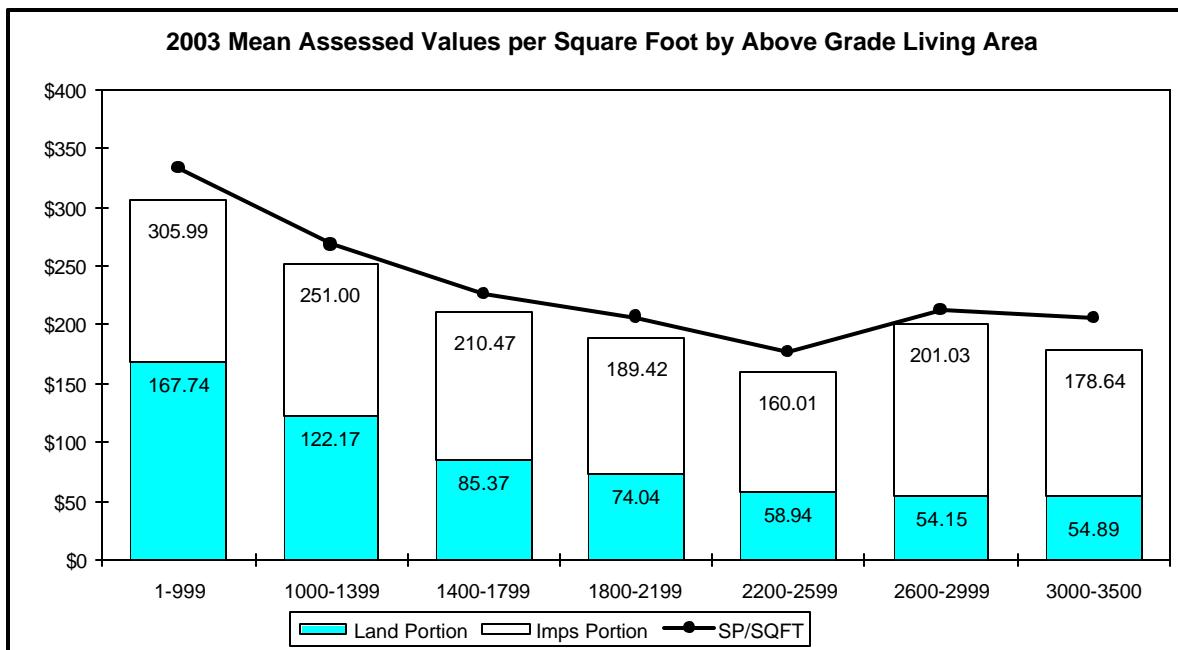
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



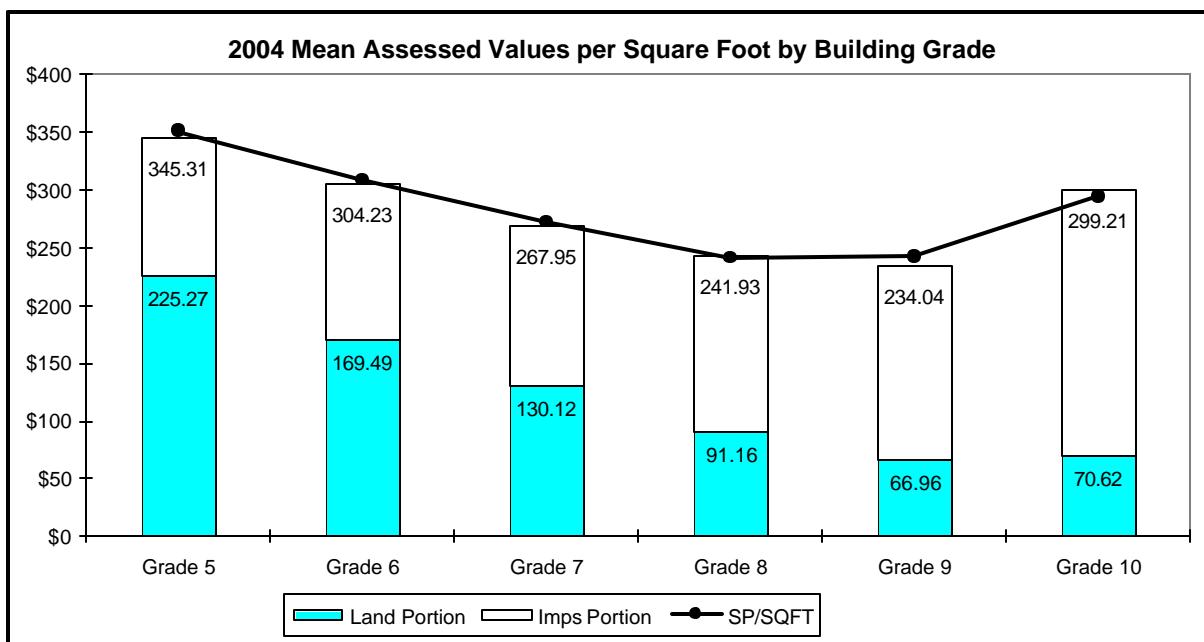
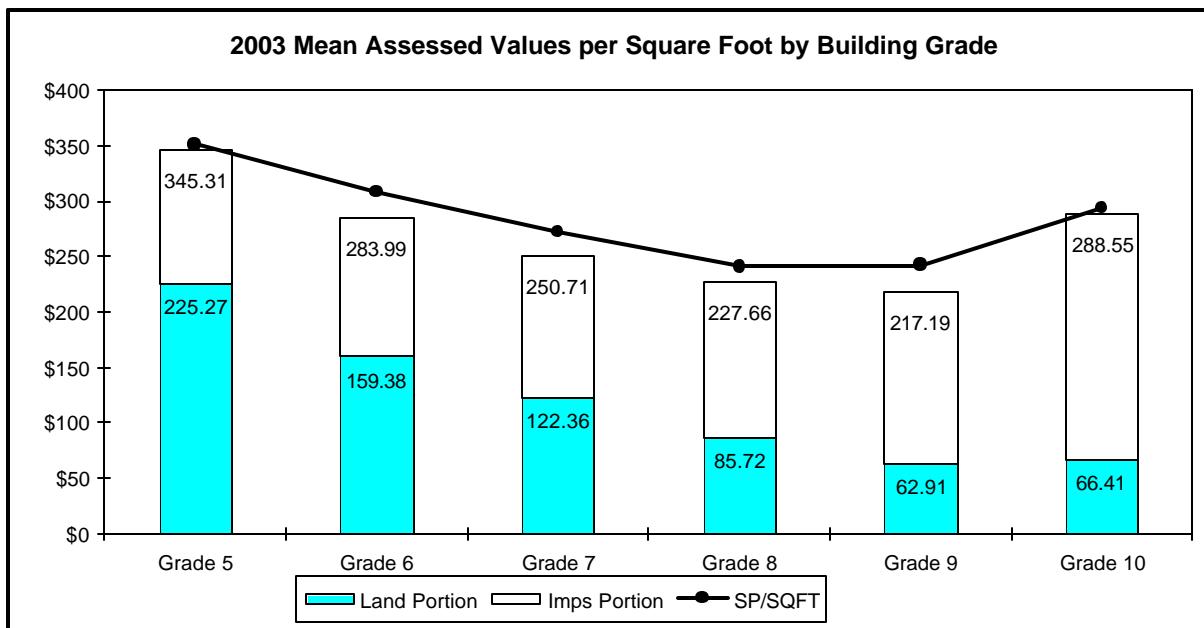
These charts clearly show an improvement in assessment level and uniformity by Year Built/Ren as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.067, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 632 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built or renovated from 1950 to 1969 or after 1989 with lot sizes exceeding 2,100 square feet were at a higher assessment level and the formula adjusts these upward less than others. Homes built or renovated from 1980 to 1989 or homes built after 1989 with lot sizes smaller than 2,101 square feet on L-1 zoned land were also at a higher assessment level and needed a downward adjustment. Homes in sub area 2 or in the Phinney Ridge neighborhood in sub area 11 were at a lower assessment level and were adjusted upward more than others.

The derived adjustment formula is :

**2004 Total Value = 2003 Total Value / (0.93875770) – (0.03299082 if located in sub 2) –
(0.04513843 if located in neighborhood 2) + (0.04292869 if the house was built/renovated
from 1950-1969) + (0.07543109 if the house was built/renovated from 1980-1989) +
(0.04454058 if the house was built/renovated from 1990-2004 and lot size>2,100 s.f.) +
(0.06391542 if the house was built from 1990-2004, lot size<2,101 s.f., and zoned L-1)**

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.067 – 2004 Land Value=New Improvement Value).
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.067 – 2004 Land Value=New Improvement Value).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land Value * 1.00 Or Previous Improvement Value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If Building Grade is 5 (Previous Total Value * 1.00 – 2004 Land Value=New Improvement Value).
 - *If condition is “Fair” (Previous Total Value * 1.03 – 2004 Land Value=New Improvement Value).
 - *If residential properties exist on commercially zoned land, apply the model.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 82 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

| | |
|---------------------------------------------------------------------------|------------|
| 6.52% | |
| Sub Area 2 | Yes |
| % Adjustment | 3.88% |
| Neighborhood 2 - Phinney Ridge | Yes |
| % Adjustment | 5.38% |
| Year Built or Renovated 1950 - 1969 | Yes |
| % Adjustment | -4.66% |
| Year Built or Renovated 1980 - 1989 | Yes |
| % Adjustment | -7.92% |
| Year Built or Renovated 1990 - 2004 and Lot Size>2,100 s.f. | Yes |
| % Adjustment | -4.83% |
| Year Built 1990 - 2004, Lot Size<2,101 s.f., and zoned L-1 | Yes |
| % Adjustment | -6.79% |

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built in 1950 and located in sub area 2 would *approximately* receive a 5.74% upward adjustment (6.52% - 4.66% + 3.88%).

Properties with grade 5 homes will receive a factor of 1.00 .

Properties with homes in fair condition will receive a factor of 1.03 .

83 of the population of 1 to 3 family residences in the area will receive no change to the total value. There are 9 sales of this type of property.

2,884 of the population of 1 to 3 family residences in the area are adjusted by the overall alone. There are 330 sales of this type of property.

1,497 of the population of 1 to 3 family residences are located in sub area 2. There are 188 sales of this type of property.

381 of the population of 1 to 3 family residences are located in neighborhood 2 [Phinney Ridge]. There are 43 sales of this type of property.

348 of the population of 1 to 3 family residences are homes built or renovated from 1950 to 1969. There are 42 sales of this type of property.

124 of the population of 1 to 3 family residences are homes built or renovated from 1980 to 1989. There are 18 sales of this type of property.

178 of the population of 1 to 3 family residences are homes built or renovated after 1989 and with lot sizes greater than 2,100 square feet. There are 34 sales of this type of property.

38 of the population of 1 to 3 family residences are homes built after 1989, with lot sizes less than 2,101 square feet, and located on L-1 zoned land. There are 22 sales of this type of property.

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| 5 | 9 | 0.986 | 0.986 | 0.0% | 0.916 | 1.056 |
| 6 | 105 | 0.924 | 0.990 | 7.2% | 0.969 | 1.011 |
| 7 | 419 | 0.922 | 0.985 | 6.8% | 0.975 | 0.994 |
| 8 | 93 | 0.943 | 1.001 | 6.1% | 0.981 | 1.021 |
| 9 | 4 | 0.894 | 0.966 | 8.0% | 0.802 | 1.131 |
| 10 | 2 | 0.981 | 1.017 | 3.6% | 0.693 | 1.341 |
| Year Built or Year Renovated | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1900 - 1909 | 86 | 0.918 | 0.996 | 8.5% | 0.974 | 1.018 |
| 1910 - 1919 | 120 | 0.923 | 0.991 | 7.4% | 0.971 | 1.011 |
| 1920 - 1935 | 213 | 0.910 | 0.981 | 7.7% | 0.966 | 0.995 |
| 1936 - 1949 | 82 | 0.932 | 0.996 | 6.9% | 0.973 | 1.018 |
| 1950 - 1959 | 22 | 0.963 | 0.994 | 3.2% | 0.950 | 1.039 |
| 1960 - 1969 | 20 | 0.961 | 0.998 | 3.8% | 0.965 | 1.030 |
| 1970 - 1979 | 9 | 0.906 | 0.981 | 8.3% | 0.927 | 1.036 |
| 1980 - 1989 | 19 | 0.994 | 0.993 | -0.1% | 0.953 | 1.033 |
| 1990 - 2004 | 61 | 0.951 | 0.986 | 3.6% | 0.966 | 1.005 |
| Condition | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| Fair | 8 | 0.951 | 0.977 | 2.7% | 0.873 | 1.082 |
| Average | 324 | 0.933 | 0.986 | 5.8% | 0.976 | 0.997 |
| Good | 251 | 0.922 | 0.991 | 7.5% | 0.978 | 1.005 |
| Very Good | 49 | 0.909 | 0.987 | 8.6% | 0.956 | 1.017 |
| Stories | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1 | 325 | 0.930 | 0.992 | 6.6% | 0.981 | 1.002 |
| 1.5 | 206 | 0.916 | 0.986 | 7.7% | 0.971 | 1.002 |
| 2 | 74 | 0.937 | 0.986 | 5.2% | 0.966 | 1.006 |
| 2.5 | 1 | 0.948 | 1.060 | 11.8% | NA | NA |
| 3 | 26 | 0.939 | 0.973 | 3.7% | 0.945 | 1.001 |

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| 1 - 999 | 212 | 0.917 | 0.980 | 6.9% | 0.966 | 0.994 |
| 1000 - 1399 | 215 | 0.937 | 0.999 | 6.6% | 0.986 | 1.012 |
| 1400 - 1799 | 150 | 0.931 | 0.991 | 6.5% | 0.974 | 1.009 |
| 1800 - 2199 | 37 | 0.918 | 0.982 | 7.0% | 0.953 | 1.010 |
| 2200 - 2599 | 8 | 0.907 | 0.967 | 6.6% | 0.866 | 1.067 |
| 2600 - 2999 | 5 | 0.947 | 0.983 | 3.9% | 0.965 | 1.001 |
| 3000 - 3500 | 5 | 0.868 | 0.933 | 7.5% | 0.812 | 1.055 |
| View Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| No | 615 | 0.928 | 0.989 | 6.6% | 0.981 | 0.997 |
| Yes | 17 | 0.888 | 0.962 | 8.4% | 0.906 | 1.019 |
| Wft Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| No | 632 | 0.926 | 0.988 | 6.7% | 0.980 | 0.996 |
| Yes | 0 | 0 | 0 | 0 | 0 | 0 |
| Sub | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 2 | 193 | 0.915 | 0.990 | 8.1% | 0.977 | 1.003 |
| 11 | 439 | 0.931 | 0.988 | 6.1% | 0.978 | 0.997 |
| Lot Size | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1 - 2999 | 79 | 0.953 | 0.994 | 4.3% | 0.973 | 1.014 |
| 3000 - 3999 | 155 | 0.919 | 0.982 | 6.9% | 0.965 | 0.998 |
| 4000 - 4999 | 175 | 0.927 | 0.991 | 6.9% | 0.976 | 1.007 |
| 5000 - 7800 | 223 | 0.923 | 0.989 | 7.1% | 0.976 | 1.002 |
| Neighborhood 2 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| No | 586 | 0.931 | 0.989 | 6.3% | 0.981 | 0.997 |
| Yes | 46 | 0.887 | 0.979 | 10.4% | 0.944 | 1.015 |

Area 82 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988 .

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

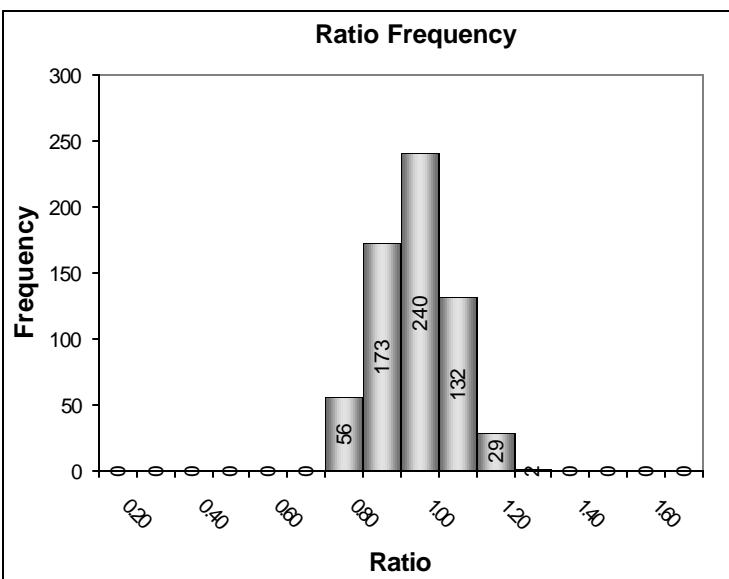
It is difficult to draw valid conclusions when the sales count is low.

| Year Built/ Renovated>1989 and Lot Size> 2100 s.f. | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|-------------------------------------------------------------|-------|--------------------------|--------------------------|-------------------|-------------------------|------------------------|
| No | 598 | 0.924 | 0.988 | 6.9% | 0.980 | 0.996 |
| Yes | 34 | 0.959 | 0.991 | 3.3% | 0.964 | 1.017 |
| Year Built>1989, Lot Size<2101s.f., and L-1 zoned | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| No | 610 | 0.925 | 0.988 | 6.8% | 0.980 | 0.996 |
| Yes | 22 | 0.970 | 0.997 | 2.8% | 0.974 | 1.020 |

Annual Update Ratio Study Report (Before)

2003 Assessments

| | | | |
|----------------------------------------------|---------------------------------|--------------------------------------------------------|-----------------------------------------|
| District/Team: NW / Team - 1 | Lien Date: 01/01/2003 | Date of Report: 5/27/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area East Ballard / Area 82 | Appr ID: SELL | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 632 | | |
| Mean Assessed Value | 298,500 | | |
| Mean Sales Price | 322,200 | | |
| Standard Deviation AV | 64,348 | | |
| Standard Deviation SP | 77,987 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.937 | | |
| Median Ratio | 0.932 | | |
| Weighted Mean Ratio | 0.926 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.707 | | |
| Highest ratio: | 1.240 | | |
| Coefficient of Dispersion | 8.46% | | |
| Standard Deviation | 0.098 | | |
| Coefficient of Variation | 10.45% | | |
| Price Related Differential (PRD) | 1.011 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.923 | | |
| Upper limit | 0.944 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.929 | | |
| Upper limit | 0.944 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 5298 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.098 | | |
| Recommended minimum: | 15 | | |
| Actual sample size: | 632 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 326 | | |
| # ratios above mean: | 306 | | |
| Z: | 0.796 | | |
| Conclusion: | Normal* | | |
| *i.e. no evidence of non-normality | | | |



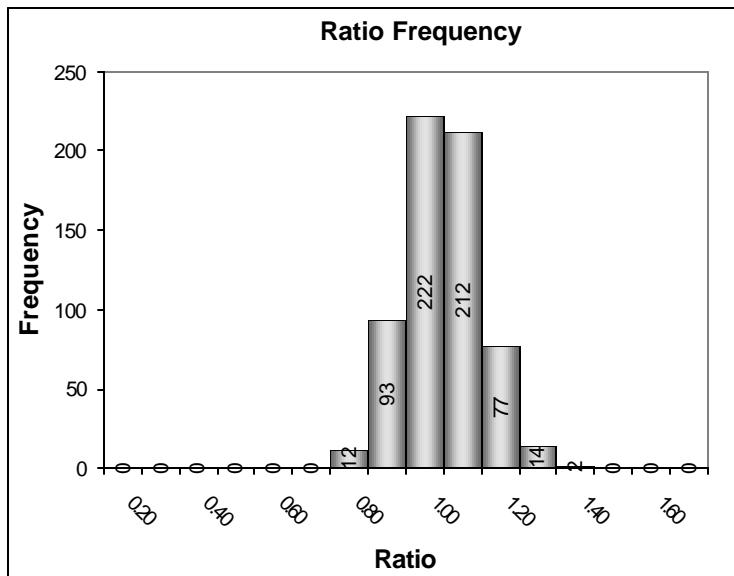
COMMENTS:

1 to 3 Unit Residences throughout area 82 .

Annual Update Ratio Study Report (After)

2004 Assessments

| | | | |
|----------------------------------------------|---------------------------------|--------------------------------------------------------|-----------------------------------------|
| District/Team: NW / Team - 1 | Lien Date: 01/01/2004 | Date of Report: 5/27/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area East Ballard / Area 82 | Appr ID: SELL | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| Sample size (n) | 632 | | |
| Mean Assessed Value | 318,400 | | |
| Mean Sales Price | 322,200 | | |
| Standard Deviation AV | 69,329 | | |
| Standard Deviation SP | 77,987 | | |
| ASSESSMENT LEVEL | | | |
| Arithmetic Mean Ratio | 0.998 | | |
| Median Ratio | 0.997 | | |
| Weighted Mean Ratio | 0.988 | | |
| UNIFORMITY | | | |
| Lowest ratio | 0.752 | | |
| Highest ratio: | 1.320 | | |
| Coefficient of Dispersion | 8.10% | | |
| Standard Deviation | 0.101 | | |
| Coefficient of Variation | 10.11% | | |
| Price Related Differential (PRD) | 1.010 | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit | 0.986 | | |
| Upper limit | 1.007 | | |
| 95% Confidence: Mean | | | |
| Lower limit | 0.990 | | |
| Upper limit | 1.006 | | |
| SAMPLE SIZE EVALUATION | | | |
| N (population size) | 5298 | | |
| B (acceptable error - in decimal) | 0.05 | | |
| S (estimated from this sample) | 0.101 | | |
| Recommended minimum: | 16 | | |
| Actual sample size: | 632 | | |
| Conclusion: | OK | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: | 321 | | |
| # ratios above mean: | 311 | | |
| Z: | 0.398 | | |
| Conclusion: | Normal* | | |
| *i.e. no evidence of non-normality | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 82 .

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276760 | 3025 | 10/30/02 | \$198,000 | 610 | 300 | 5 | 1910 | 3 | 2500 | N | N | 2015 NW 61ST ST |
| 2 | 276760 | 0170 | 4/29/02 | \$195,000 | 640 | 0 | 5 | 1900 | 4 | 2620 | N | N | 6417 22ND AV NW |
| 2 | 276960 | 1225 | 6/25/02 | \$220,000 | 560 | 0 | 6 | 1924 | 4 | 2500 | N | N | 6033 7TH AV NW |
| 2 | 276760 | 1205 | 10/23/03 | \$255,000 | 710 | 0 | 6 | 1907 | 3 | 5000 | N | N | 2037 NW 64TH ST |
| 2 | 276960 | 1920 | 1/3/03 | \$224,500 | 720 | 0 | 6 | 1910 | 4 | 4000 | N | N | 6248 7TH AV NW |
| 2 | 276760 | 0565 | 9/11/03 | \$235,000 | 750 | 0 | 6 | 1905 | 4 | 5000 | N | N | 1512 NW 64TH ST |
| 2 | 276800 | 0125 | 9/12/03 | \$342,000 | 780 | 300 | 6 | 1925 | 4 | 4000 | N | N | 5620 7TH AV NW |
| 2 | 276830 | 1485 | 9/25/03 | \$255,000 | 800 | 0 | 6 | 1911 | 4 | 2475 | N | N | 941 NW 51ST ST |
| 2 | 276960 | 1215 | 12/17/03 | \$299,950 | 800 | 0 | 6 | 1920 | 4 | 5000 | N | N | 6029 7TH AV NW |
| 2 | 276770 | 4055 | 7/31/03 | \$273,000 | 800 | 0 | 6 | 1906 | 3 | 5000 | N | N | 1123 NW 64TH ST |
| 2 | 276770 | 4055 | 1/3/02 | \$210,000 | 800 | 0 | 6 | 1906 | 3 | 5000 | N | N | 1123 NW 64TH ST |
| 2 | 276960 | 1304 | 1/24/03 | \$239,500 | 850 | 0 | 6 | 1904 | 4 | 3915 | N | N | 6122 8TH AV NW |
| 2 | 276810 | 0625 | 2/26/03 | \$256,000 | 890 | 0 | 6 | 1900 | 3 | 5000 | N | N | 937 NW 56TH ST |
| 2 | 276780 | 0080 | 2/20/03 | \$326,000 | 930 | 400 | 6 | 1924 | 4 | 5000 | N | N | 5833 7TH AV NW |
| 2 | 276960 | 0180 | 5/28/03 | \$241,000 | 930 | 0 | 6 | 1905 | 4 | 5000 | Y | N | 6046 4TH AV NW |
| 2 | 276830 | 1500 | 10/7/03 | \$227,000 | 990 | 0 | 6 | 1911 | 4 | 2550 | N | N | 937 NW 51ST ST |
| 2 | 276760 | 3050 | 8/6/03 | \$305,000 | 1010 | 0 | 6 | 1900 | 4 | 5000 | N | N | 2010 NW 60TH ST |
| 2 | 276760 | 0246 | 6/6/02 | \$236,750 | 1110 | 0 | 6 | 1904 | 4 | 3282 | N | N | 2113 NW 65TH ST |
| 2 | 045200 | 1995 | 7/23/02 | \$285,000 | 1140 | 0 | 6 | 1904 | 5 | 3500 | N | N | 907 NW 63RD ST |
| 2 | 276760 | 0465 | 12/17/02 | \$268,000 | 1260 | 0 | 6 | 1900 | 4 | 5000 | N | N | 1742 NW 64TH ST |
| 2 | 045200 | 1675 | 6/6/03 | \$305,000 | 1290 | 0 | 6 | 1910 | 3 | 5000 | N | N | 943 NW 64TH ST |
| 2 | 276760 | 0235 | 6/23/03 | \$295,000 | 1370 | 0 | 6 | 1900 | 3 | 3900 | N | N | 6414 22ND AV NW |
| 2 | 276760 | 0250 | 1/14/02 | \$256,000 | 1420 | 0 | 6 | 1994 | 3 | 3304 | N | N | 2111 NW 65TH ST |
| 2 | 276760 | 2995 | 8/28/03 | \$330,000 | 1960 | 0 | 6 | 1900 | 4 | 5000 | N | N | 2045 NW 61ST ST |
| 2 | 276760 | 0190 | 12/24/02 | \$277,000 | 2190 | 0 | 6 | 1900 | 4 | 4999 | N | N | 2216 NW 64TH ST |
| 2 | 099900 | 0060 | 8/12/02 | \$276,000 | 660 | 500 | 7 | 1907 | 4 | 5000 | N | N | 931 NW 62ND ST |
| 2 | 045200 | 1770 | 2/7/02 | \$259,950 | 710 | 300 | 7 | 1940 | 3 | 5000 | N | N | 900 NW 63RD ST |
| 2 | 276800 | 0135 | 11/12/02 | \$244,000 | 730 | 0 | 7 | 1925 | 3 | 4000 | N | N | 5616 7TH AV NW |
| 2 | 276960 | 1715 | 8/14/02 | \$249,500 | 750 | 410 | 7 | 1907 | 4 | 3300 | N | N | 604 NW 62ND ST |
| 2 | 276760 | 3510 | 3/10/03 | \$260,000 | 770 | 0 | 7 | 1922 | 4 | 5000 | N | N | 1737 NW 60TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276960 | 2585 | 11/15/02 | \$250,000 | 790 | 0 | 7 | 1910 | 3 | 5000 | N | N | 6216 5TH AV NW |
| 2 | 045200 | 0945 | 3/6/02 | \$247,000 | 800 | 0 | 7 | 1944 | 3 | 3900 | N | N | 803 NW 64TH ST |
| 2 | 276960 | 1930 | 11/14/03 | \$338,000 | 810 | 360 | 7 | 1926 | 4 | 5000 | N | N | 6246 7TH AV NW |
| 2 | 012300 | 0035 | 8/15/03 | \$312,500 | 810 | 0 | 7 | 1914 | 3 | 5000 | N | N | 913 NW 62ND ST |
| 2 | 276960 | 0740 | 11/20/02 | \$245,000 | 820 | 0 | 7 | 1928 | 3 | 3737 | N | N | 6044 6TH AV NW |
| 2 | 276760 | 2315 | 3/22/02 | \$249,000 | 820 | 150 | 7 | 1918 | 4 | 4650 | N | N | 1711 NW 62ND ST |
| 2 | 276770 | 4565 | 4/26/02 | \$258,100 | 830 | 100 | 7 | 1926 | 3 | 3250 | N | N | 1106 NW 60TH ST |
| 2 | 276830 | 0010 | 7/25/03 | \$269,900 | 840 | 0 | 7 | 1943 | 3 | 5000 | N | N | 939 NW MARKET ST |
| 2 | 276790 | 0100 | 7/8/03 | \$359,950 | 840 | 840 | 7 | 1941 | 5 | 5000 | N | N | 808 NW 58TH ST |
| 2 | 045200 | 1560 | 7/8/02 | \$295,000 | 840 | 0 | 7 | 1905 | 5 | 5000 | N | N | 918 NW 64TH ST |
| 2 | 276830 | 0035 | 3/25/02 | \$235,000 | 850 | 0 | 7 | 1997 | 3 | 4747 | N | N | 915 NW MARKET ST |
| 2 | 276760 | 1125 | 10/17/03 | \$349,950 | 860 | 0 | 7 | 1920 | 3 | 5000 | N | N | 1716 NW 63RD ST |
| 2 | 276960 | 1940 | 5/15/03 | \$260,000 | 870 | 0 | 7 | 1939 | 3 | 6200 | N | N | 6240 7TH AV NW |
| 2 | 276760 | 2015 | 6/24/02 | \$280,000 | 900 | 190 | 7 | 1941 | 4 | 4500 | N | N | 1760 NW 62ND ST |
| 2 | 930730 | 0065 | 8/19/02 | \$299,950 | 900 | 900 | 7 | 1926 | 3 | 3366 | N | N | 801 NW 56TH ST |
| 2 | 276760 | 1695 | 8/18/03 | \$305,000 | 900 | 0 | 7 | 1906 | 5 | 5000 | N | N | 2213 NW 63RD ST |
| 2 | 045200 | 1450 | 9/29/03 | \$279,700 | 910 | 0 | 7 | 1906 | 4 | 4000 | N | N | 919 NW 65TH ST |
| 2 | 276760 | 1350 | 11/20/02 | \$325,000 | 920 | 800 | 7 | 1950 | 3 | 5000 | N | N | 2217 NW 64TH ST |
| 2 | 276790 | 0780 | 8/21/03 | \$345,000 | 920 | 0 | 7 | 1926 | 4 | 5000 | N | N | 937 NW 58TH ST |
| 2 | 276800 | 0450 | 1/13/03 | \$279,000 | 920 | 100 | 7 | 1912 | 3 | 3102 | Y | N | 5619 3RD AV NW |
| 2 | 276800 | 0433 | 12/6/02 | \$303,500 | 930 | 600 | 7 | 1950 | 3 | 3500 | Y | N | 300 NW 56TH ST |
| 2 | 045200 | 0050 | 11/13/02 | \$268,500 | 940 | 0 | 7 | 1906 | 3 | 4750 | N | N | 837 NW 61ST ST |
| 2 | 276760 | 2480 | 7/15/02 | \$288,500 | 940 | 0 | 7 | 1900 | 3 | 5000 | N | N | 2014 NW 61ST ST |
| 2 | 930730 | 0130 | 10/17/02 | \$235,000 | 940 | 300 | 7 | 1927 | 2 | 4000 | N | N | 848 NW MARKET ST |
| 2 | 276800 | 0410 | 3/28/03 | \$302,000 | 950 | 0 | 7 | 1994 | 3 | 4000 | N | N | 5618 4TH AV NW |
| 2 | 276780 | 0280 | 5/28/03 | \$295,000 | 950 | 580 | 7 | 1920 | 4 | 4700 | N | N | 5838 5TH AV NW |
| 2 | 276810 | 0095 | 5/23/02 | \$295,000 | 960 | 580 | 7 | 1943 | 3 | 5000 | N | N | 938 NW 56TH ST |
| 2 | 276760 | 0416 | 6/19/02 | \$235,000 | 960 | 0 | 7 | 1920 | 4 | 3615 | N | N | 1703 NW 65TH ST |
| 2 | 045200 | 1240 | 5/15/03 | \$269,950 | 970 | 0 | 7 | 1926 | 4 | 3880 | N | N | 802 NW 64TH ST |
| 2 | 276760 | 3445 | 7/26/02 | \$282,000 | 970 | 150 | 7 | 1926 | 4 | 3772 | N | N | 1534 NW 59TH ST |
| 2 | 276760 | 2935 | 4/29/03 | \$265,500 | 970 | 0 | 7 | 1924 | 3 | 4750 | N | N | 2212 NW 60TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276760 | 0135 | 10/8/03 | \$273,000 | 990 | 0 | 7 | 1990 | 3 | 2693 | N | N | 2323 NW 65TH ST |
| 2 | 045200 | 1660 | 7/26/02 | \$225,000 | 990 | 0 | 7 | 1954 | 3 | 3700 | N | N | 953 NW 64TH ST |
| 2 | 930730 | 0220 | 4/10/02 | \$318,000 | 990 | 600 | 7 | 1941 | 4 | 4200 | N | N | 811 NW 57TH ST |
| 2 | 276780 | 0415 | 4/23/02 | \$340,000 | 990 | 990 | 7 | 1926 | 5 | 3990 | Y | N | 5811 3RD AV NW |
| 2 | 276760 | 1800 | 8/7/03 | \$354,950 | 1000 | 800 | 7 | 1930 | 3 | 5000 | N | N | 2025 NW 63RD ST |
| 2 | 276770 | 4905 | 12/20/02 | \$290,000 | 1010 | 0 | 7 | 1909 | 4 | 4500 | N | N | 1120 NW 59TH ST |
| 2 | 012300 | 0055 | 9/22/03 | \$360,000 | 1020 | 360 | 7 | 1912 | 4 | 3737 | N | N | 907 NW 62ND ST |
| 2 | 276760 | 3430 | 8/14/03 | \$305,000 | 1050 | 340 | 7 | 1926 | 4 | 3772 | N | N | 1518 NW 59TH ST |
| 2 | 276800 | 0250 | 12/28/03 | \$365,000 | 1050 | 260 | 7 | 1911 | 4 | 3700 | N | N | 5637 6TH AV NW |
| 2 | 276810 | 0040 | 7/16/03 | \$252,450 | 1050 | 0 | 7 | 1907 | 4 | 5000 | N | N | 915 NW 57TH ST |
| 2 | 276820 | 0005 | 5/15/02 | \$279,950 | 1060 | 320 | 7 | 1929 | 4 | 4700 | N | N | 717 NW 56TH ST |
| 2 | 276790 | 0725 | 2/5/03 | \$266,600 | 1060 | 0 | 7 | 1905 | 5 | 5000 | N | N | 1124 NW 57TH ST |
| 2 | 276780 | 0320 | 5/6/02 | \$272,500 | 1090 | 0 | 7 | 1949 | 3 | 4000 | N | N | 406 NW 58TH ST |
| 2 | 276800 | 0240 | 8/21/03 | \$305,000 | 1090 | 0 | 7 | 1914 | 3 | 3750 | N | N | 5633 6TH AV NW |
| 2 | 276960 | 0350 | 3/26/02 | \$292,000 | 1100 | 340 | 7 | 1954 | 3 | 5000 | N | N | 6039 4TH AV NW |
| 2 | 276760 | 2130 | 12/5/02 | \$263,500 | 1100 | 0 | 7 | 1908 | 3 | 5000 | N | N | 1542 NW 62ND ST |
| 2 | 276760 | 0935 | 11/19/03 | \$381,000 | 1110 | 0 | 7 | 1919 | 4 | 5000 | N | N | 1535 NW 64TH ST |
| 2 | 276960 | 1205 | 4/10/02 | \$254,000 | 1120 | 0 | 7 | 1915 | 3 | 3737 | N | N | 6025 7TH AV NW |
| 2 | 276760 | 2036 | 4/1/02 | \$259,500 | 1130 | 0 | 7 | 1910 | 4 | 3900 | N | N | 6216 17TH AV NW |
| 2 | 045200 | 0738 | 1/31/02 | \$249,500 | 1140 | 0 | 7 | 2001 | 3 | 1629 | N | N | 826 NW 62ND ST |
| 2 | 276960 | 0780 | 9/2/03 | \$297,100 | 1160 | 400 | 7 | 1928 | 4 | 3737 | N | N | 6028 6TH AV NW |
| 2 | 276780 | 0311 | 8/19/02 | \$301,500 | 1170 | 0 | 7 | 1919 | 4 | 3600 | N | N | 5806 5TH AV NW |
| 2 | 276760 | 3355 | 9/15/03 | \$263,000 | 1170 | 0 | 7 | 1945 | 2 | 3510 | N | N | 6006 17TH AV NW |
| 2 | 276960 | 2310 | 4/22/03 | \$345,000 | 1200 | 800 | 7 | 1929 | 4 | 3500 | N | N | 510 NW 62ND ST |
| 2 | 276760 | 2375 | 9/12/03 | \$255,000 | 1200 | 0 | 7 | 1900 | 4 | 4650 | N | N | 1748 NW 61ST ST |
| 2 | 276760 | 0780 | 3/10/03 | \$325,000 | 1210 | 220 | 7 | 1906 | 4 | 5000 | N | N | 1116 NW 64TH ST |
| 2 | 276760 | 2435 | 3/11/02 | \$330,000 | 1220 | 1000 | 7 | 1948 | 4 | 5000 | N | N | 2023 NW 62ND ST |
| 2 | 276760 | 2885 | 11/7/02 | \$380,000 | 1220 | 0 | 7 | 1902 | 5 | 4750 | N | N | 2237 NW 61ST ST |
| 2 | 276830 | 0722 | 5/7/02 | \$259,000 | 1230 | 0 | 7 | 2002 | 3 | 1526 | N | N | 916 NW 52ND ST |
| 2 | 276760 | 2605 | 1/31/02 | \$325,000 | 1230 | 0 | 7 | 1925 | 4 | 5000 | N | N | 2220 NW 61ST ST |
| 2 | 276770 | 4995 | 5/6/02 | \$260,000 | 1240 | 500 | 7 | 1902 | 3 | 6500 | N | N | 902 NW 59TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276760 | 2310 | 8/21/02 | \$275,000 | 1250 | 0 | 7 | 1900 | 4 | 4650 | N | N | 1715 NW 62ND ST |
| 2 | 276760 | 0160 | 8/12/03 | \$260,000 | 1280 | 0 | 7 | 1910 | 4 | 4182 | N | N | 2213 NW 65TH ST |
| 2 | 276760 | 2365 | 2/13/02 | \$272,500 | 1300 | 280 | 7 | 1946 | 4 | 4650 | N | N | 1736 NW 61ST ST |
| 2 | 276760 | 3166 | 6/30/03 | \$303,500 | 1300 | 290 | 7 | 1938 | 4 | 2918 | N | N | 6017 17TH AV NW |
| 2 | 276800 | 0470 | 10/17/03 | \$350,000 | 1300 | 0 | 7 | 1930 | 3 | 4230 | Y | N | 5629 3RD AV NW |
| 2 | 276760 | 0380 | 10/20/03 | \$325,000 | 1300 | 400 | 7 | 1925 | 4 | 4700 | N | N | 1817 NW 65TH ST |
| 2 | 276780 | 0050 | 12/18/02 | \$340,000 | 1300 | 0 | 7 | 1925 | 5 | 3300 | N | N | 702 NW 58TH ST |
| 2 | 276760 | 0790 | 6/16/03 | \$319,950 | 1300 | 0 | 7 | 1908 | 4 | 5000 | N | N | 1126 NW 64TH ST |
| 2 | 276760 | 3535 | 3/3/03 | \$285,000 | 1310 | 0 | 7 | 1901 | 4 | 5000 | N | N | 1713 NW 60TH ST |
| 2 | 276960 | 1828 | 11/25/03 | \$300,000 | 1310 | 0 | 7 | 1900 | 5 | 3500 | N | N | 6241 6TH AV NW |
| 2 | 276800 | 0275 | 3/25/03 | \$381,000 | 1330 | 300 | 7 | 1912 | 5 | 5000 | N | N | 5642 6TH AV NW |
| 2 | 276760 | 3755 | 8/15/03 | \$320,000 | 1350 | 0 | 7 | 1910 | 3 | 4700 | N | N | 2247 NW 60TH ST |
| 2 | 276770 | 4050 | 7/19/02 | \$275,000 | 1350 | 60 | 7 | 1906 | 4 | 5000 | N | N | 1127 NW 64TH ST |
| 2 | 045200 | 0622 | 9/24/03 | \$300,000 | 1360 | 0 | 7 | 2001 | 3 | 2050 | N | N | 831 B NW 63RD ST |
| 2 | 930730 | 0115 | 12/12/02 | \$286,000 | 1370 | 150 | 7 | 1926 | 4 | 4100 | N | N | 836 NW MARKET ST |
| 2 | 276760 | 2900 | 4/29/03 | \$312,000 | 1380 | 680 | 7 | 1917 | 4 | 4750 | N | N | 2223 NW 61ST ST |
| 2 | 930730 | 0250 | 6/2/03 | \$349,000 | 1410 | 600 | 7 | 1920 | 5 | 3366 | N | N | 800 NW 56TH ST |
| 2 | 276760 | 1740 | 6/13/03 | \$353,000 | 1440 | 0 | 7 | 1912 | 5 | 5000 | N | N | 2232 NW 62ND ST |
| 2 | 276760 | 0335 | 8/22/03 | \$319,500 | 1440 | 0 | 7 | 1902 | 5 | 5000 | N | N | 2044 NW 64TH ST |
| 2 | 045200 | 0620 | 9/5/02 | \$290,000 | 1460 | 0 | 7 | 2001 | 3 | 1426 | N | N | 831 A NW 63RD ST |
| 2 | 276960 | 2725 | 4/10/02 | \$309,000 | 1480 | 0 | 7 | 1926 | 4 | 3737 | Y | N | 6237 3RD AV NW |
| 2 | 276760 | 1110 | 10/21/03 | \$310,000 | 1480 | 0 | 7 | 1906 | 3 | 5000 | N | N | 1704 NW 63RD ST |
| 2 | 045200 | 0740 | 1/23/02 | \$259,950 | 1490 | 0 | 7 | 2001 | 3 | 2050 | N | N | 826 NW 62ND ST |
| 2 | 276760 | 3470 | 3/28/03 | \$329,000 | 1490 | 0 | 7 | 1926 | 4 | 3956 | N | N | 1554 NW 59TH ST |
| 2 | 276800 | 0185 | 12/15/03 | \$340,000 | 1510 | 0 | 7 | 1927 | 3 | 4040 | N | N | 5605 6TH AV NW |
| 2 | 276760 | 3425 | 11/19/02 | \$310,000 | 1520 | 470 | 7 | 1926 | 4 | 3772 | N | N | 1514 NW 59TH ST |
| 2 | 276780 | 0006 | 2/10/03 | \$265,000 | 1590 | 0 | 7 | 1906 | 4 | 7000 | N | N | 5914 8TH AV NW |
| 2 | 276810 | 0700 | 1/5/02 | \$212,250 | 1590 | 0 | 7 | 1988 | 2 | 5000 | N | N | 926 NW MARKET ST |
| 2 | 276960 | 0075 | 12/13/02 | \$347,500 | 1610 | 1200 | 7 | 1948 | 3 | 7425 | Y | N | 6029 3RD AV NW |
| 2 | 276760 | 3350 | 7/24/03 | \$290,000 | 1660 | 0 | 7 | 1926 | 4 | 4750 | N | N | 1548 NW 60TH ST |
| 2 | 930730 | 0025 | 12/18/03 | \$383,000 | 1660 | 0 | 7 | 1926 | 4 | 4100 | N | N | 835 NW 56TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276830 | 0718 | 5/1/02 | \$279,000 | 1680 | 0 | 7 | 2002 | 3 | 2050 | N | N | 920 NW 52ND ST |
| 2 | 276830 | 0720 | 5/1/02 | \$275,000 | 1680 | 0 | 7 | 2002 | 3 | 1427 | N | N | 918 NW 52ND ST |
| 2 | 276960 | 0035 | 11/21/02 | \$330,750 | 1680 | 0 | 7 | 1928 | 4 | 3626 | Y | N | 6009 3RD AV NW |
| 2 | 276760 | 2285 | 10/3/02 | \$274,700 | 1700 | 0 | 7 | 1906 | 3 | 4650 | N | N | 1743 NW 62ND ST |
| 2 | 276760 | 3175 | 7/10/03 | \$358,000 | 1720 | 0 | 7 | 1964 | 3 | 4750 | N | N | 6001 17TH AV NW |
| 2 | 276800 | 0380 | 4/15/03 | \$355,000 | 1730 | 120 | 7 | 1952 | 4 | 5000 | N | N | 315 NW 58TH ST |
| 2 | 045200 | 0739 | 1/29/02 | \$260,000 | 1750 | 0 | 7 | 2001 | 3 | 1321 | N | N | 826 NW 62ND ST |
| 2 | 276760 | 0175 | 8/29/02 | \$322,500 | 1750 | 0 | 7 | 1993 | 3 | 4999 | N | N | 6405 22ND AV NW |
| 2 | 276760 | 3045 | 3/27/03 | \$439,500 | 1800 | 700 | 7 | 1900 | 5 | 7800 | N | N | 2002 NW 60TH ST |
| 2 | 276760 | 2140 | 7/18/03 | \$325,000 | 1880 | 0 | 7 | 1900 | 4 | 3510 | N | N | 6206 17TH AV NW |
| 2 | 276780 | 0290 | 5/23/02 | \$345,000 | 1910 | 530 | 7 | 1923 | 4 | 6200 | N | N | 5828 5TH AV NW |
| 2 | 045200 | 1170 | 10/17/03 | \$409,500 | 1940 | 0 | 7 | 1925 | 4 | 4158 | N | N | 827 NW 65TH ST |
| 2 | 276760 | 2540 | 10/22/03 | \$421,700 | 1960 | 0 | 7 | 1908 | 4 | 5000 | N | N | 2243 NW 62ND ST |
| 2 | 276830 | 1215 | 4/25/02 | \$269,950 | 1980 | 0 | 7 | 1996 | 3 | 1873 | N | N | 914 NE 51ST ST |
| 2 | 276830 | 1218 | 11/21/03 | \$305,000 | 1980 | 0 | 7 | 1996 | 3 | 1873 | N | N | 920 NW 51ST ST |
| 2 | 276760 | 0165 | 4/16/02 | \$368,600 | 2090 | 0 | 7 | 1906 | 4 | 4200 | N | N | 2207 NW 65TH ST |
| 2 | 276760 | 0735 | 3/28/03 | \$375,000 | 2370 | 0 | 7 | 1906 | 4 | 5000 | N | N | 1127 NW 65TH ST |
| 2 | 276760 | 0125 | 9/4/02 | \$389,500 | 2720 | 600 | 7 | 1976 | 3 | 3984 | N | N | 2357 NW 65TH ST |
| 2 | 930730 | 0370 | 6/23/03 | \$390,000 | 940 | 0 | 8 | 1931 | 4 | 4800 | N | N | 830 NW 57TH ST |
| 2 | 930730 | 0180 | 2/11/03 | \$375,000 | 990 | 250 | 8 | 1930 | 4 | 4800 | N | N | 829 NW 57TH ST |
| 2 | 276800 | 0260 | 5/10/02 | \$350,000 | 1090 | 0 | 8 | 1914 | 4 | 3700 | N | N | 5641 6TH AV NW |
| 2 | 276830 | 1182 | 9/15/03 | \$292,000 | 1230 | 0 | 8 | 2003 | 3 | 1613 | N | N | 919 C NW 52ND ST |
| 2 | 276770 | 4830 | 2/20/03 | \$292,872 | 1440 | 0 | 8 | 2002 | 3 | 2060 | N | N | 5912 14TH AV NW |
| 2 | 276770 | 4831 | 3/3/03 | \$284,000 | 1440 | 0 | 8 | 2002 | 3 | 1547 | N | N | 5916 14TH AV NW |
| 2 | 276770 | 4832 | 3/10/03 | \$290,000 | 1440 | 0 | 8 | 2002 | 3 | 1546 | N | N | 5918 14TH AV NW |
| 2 | 276770 | 4833 | 3/4/03 | \$289,950 | 1440 | 0 | 8 | 2002 | 3 | 2022 | N | N | 1153 NW 60TH ST |
| 2 | 276770 | 4834 | 2/19/03 | \$281,000 | 1440 | 0 | 8 | 2002 | 3 | 1516 | N | N | 1155 NW 60TH ST |
| 2 | 276770 | 4836 | 4/28/03 | \$279,950 | 1440 | 0 | 8 | 2002 | 3 | 1515 | N | N | 1157 NW 60TH ST |
| 2 | 276960 | 1770 | 6/25/02 | \$305,000 | 1440 | 0 | 8 | 1998 | 3 | 2500 | N | N | 6209 6TH AV NW |
| 2 | 276760 | 1374 | 5/21/02 | \$300,000 | 1500 | 0 | 8 | 2002 | 3 | 2500 | N | N | 2208 NW 63RD ST |
| 2 | 276760 | 1375 | 7/10/02 | \$305,000 | 1500 | 0 | 8 | 2002 | 3 | 2500 | N | N | 2206 NW 63RD ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276770 | 5075 | 3/22/02 | \$374,200 | 1500 | 0 | 8 | 1916 | 4 | 5000 | N | N | 819 NW 60TH ST |
| 2 | 276830 | 1180 | 8/28/03 | \$299,950 | 1530 | 0 | 8 | 2003 | 3 | 2051 | N | N | 919 A NW 52ND ST |
| 2 | 276810 | 0547 | 1/31/02 | \$324,078 | 1540 | 0 | 8 | 2001 | 3 | 1865 | N | N | 5513 11TH AV NW |
| 2 | 276760 | 3251 | 10/1/03 | \$349,950 | 1550 | 0 | 8 | 2003 | 3 | 1688 | N | N | 1555 NW 61ST ST |
| 2 | 276760 | 3252 | 11/4/03 | \$349,950 | 1550 | 0 | 8 | 2003 | 3 | 1780 | N | N | 1555 NW 61ST ST |
| 2 | 276760 | 3253 | 10/20/03 | \$348,500 | 1550 | 0 | 8 | 2003 | 3 | 2023 | N | N | 1555 NW 61ST ST |
| 2 | 276760 | 3240 | 4/2/03 | \$400,000 | 1580 | 600 | 8 | 1921 | 4 | 4750 | N | N | 1766 NW 60TH ST |
| 2 | 276800 | 0235 | 8/5/02 | \$309,950 | 1590 | 0 | 8 | 2002 | 3 | 2000 | N | N | 5631 6TH AV NW |
| 2 | 276830 | 1181 | 8/24/03 | \$299,950 | 1610 | 0 | 8 | 2003 | 3 | 1330 | N | N | 919 B NW 52ND ST |
| 2 | 276760 | 0925 | 4/18/02 | \$375,000 | 1610 | 0 | 8 | 1901 | 5 | 4750 | N | N | 1545 NW 64TH ST |
| 2 | 276770 | 5110 | 10/14/03 | \$465,000 | 1620 | 180 | 8 | 2001 | 3 | 5000 | N | N | 818 NW 59TH ST |
| 2 | 276770 | 5110 | 2/4/02 | \$438,000 | 1620 | 180 | 8 | 2001 | 3 | 5000 | N | N | 818 NW 59TH ST |
| 2 | 276830 | 1194 | 5/20/02 | \$295,000 | 1630 | 0 | 8 | 2001 | 3 | 1517 | N | N | 5117 9TH AV NW |
| 2 | 276760 | 1120 | 3/27/03 | \$361,000 | 1630 | 0 | 8 | 1920 | 3 | 5000 | N | N | 1712 NW 63RD ST |
| 2 | 276760 | 1891 | 5/29/02 | \$270,000 | 1640 | 0 | 8 | 1953 | 3 | 4800 | N | N | 6210 20TH AV NW |
| 2 | 099900 | 0115 | 6/21/02 | \$376,000 | 1700 | 880 | 8 | 1958 | 3 | 5000 | N | N | 948 NW 61ST ST |
| 2 | 276760 | 1370 | 3/11/03 | \$400,000 | 1720 | 1070 | 8 | 1967 | 3 | 5000 | N | N | 6301 22ND AV NW |
| 2 | 276760 | 0950 | 6/25/03 | \$331,350 | 1720 | 0 | 8 | 1954 | 3 | 5000 | N | N | 1521 NW 64TH ST |
| 2 | 276770 | 4440 | 1/22/02 | \$435,000 | 1730 | 960 | 8 | 2001 | 3 | 5000 | N | N | 1127 NW 62ND ST |
| 2 | 276960 | 0235 | 11/22/02 | \$390,000 | 1730 | 0 | 8 | 1953 | 3 | 5000 | N | N | 6016 4TH AV NW |
| 2 | 045200 | 1910 | 4/5/02 | \$445,000 | 1760 | 500 | 8 | 1900 | 5 | 5000 | N | N | 949 NW 63RD ST |
| 2 | 276960 | 1000 | 2/27/02 | \$332,000 | 1770 | 0 | 8 | 2001 | 3 | 2500 | N | N | 6059 6TH AV NW |
| 2 | 276760 | 1265 | 1/10/02 | \$425,000 | 1780 | 1260 | 8 | 1968 | 3 | 5000 | N | N | 2018 NW 63RD ST |
| 2 | 276760 | 1785 | 5/22/03 | \$385,000 | 1780 | 950 | 8 | 1967 | 3 | 5000 | N | N | 2039 NW 63RD ST |
| 2 | 276760 | 3214 | 8/27/03 | \$339,950 | 1790 | 0 | 8 | 2003 | 3 | 2350 | N | N | 1740 NW 60TH ST |
| 2 | 276790 | 0870 | 10/30/02 | \$380,000 | 1800 | 300 | 8 | 1963 | 3 | 5000 | N | N | 936 NW 57TH ST |
| 2 | 276760 | 2620 | 1/2/03 | \$375,000 | 1810 | 940 | 8 | 1968 | 3 | 5000 | N | N | 2236 NW 61ST ST |
| 2 | 276760 | 3080 | 11/15/02 | \$353,000 | 1830 | 730 | 8 | 1915 | 5 | 5000 | N | N | 2040 NW 60TH ST |
| 2 | 276960 | 1105 | 10/29/03 | \$490,000 | 1900 | 1010 | 8 | 1976 | 3 | 7500 | N | N | 6014 7TH AV NW |
| 2 | 276770 | 4470 | 12/10/02 | \$425,000 | 1920 | 520 | 8 | 1962 | 3 | 5000 | N | N | 6101 11TH AV NW |
| 2 | 276760 | 3675 | 3/14/03 | \$393,000 | 2220 | 0 | 8 | 1972 | 4 | 3900 | N | N | 5911 20TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 2 | 276960 | 2530 | 11/18/02 | \$450,000 | 2480 | 1150 | 8 | 1963 | 3 | 7500 | N | N | 6240 5TH AV NW |
| 2 | 276760 | 1185 | 9/22/03 | \$435,000 | 2550 | 0 | 8 | 1977 | 3 | 5000 | N | N | 6314 22ND AV NW |
| 2 | 276960 | 0965 | 11/7/03 | \$399,000 | 2600 | 0 | 8 | 1966 | 3 | 5000 | N | N | 6041 6TH AV NW |
| 2 | 276760 | 1280 | 8/15/03 | \$530,000 | 3160 | 0 | 8 | 1989 | 3 | 5000 | N | N | 2034 NW 63RD ST |
| 2 | 276760 | 2406 | 11/17/03 | \$555,000 | 3160 | 0 | 8 | 1989 | 3 | 5000 | N | N | 6112 22ND AV NW |
| 2 | 276960 | 2745 | 11/14/02 | \$515,000 | 3500 | 1110 | 8 | 1969 | 3 | 5000 | Y | N | 6249 3RD AV NW |
| 2 | 276770 | 4875 | 5/6/03 | \$556,000 | 2750 | 0 | 9 | 2002 | 3 | 5000 | N | N | 5917 11TH AV NW |
| 11 | 287710 | 0650 | 12/30/03 | \$185,000 | 510 | 0 | 5 | 1914 | 3 | 2500 | N | N | 6538 SYCAMORE AV NW |
| 11 | 046100 | 2300 | 5/24/03 | \$197,000 | 590 | 0 | 5 | 1947 | 3 | 2750 | N | N | 7359 ALONZO AV NW |
| 11 | 287710 | 0665 | 6/25/03 | \$278,000 | 600 | 0 | 5 | 1919 | 3 | 5000 | Y | N | 6530 SYCAMORE AV NW |
| 11 | 287710 | 0665 | 2/19/02 | \$228,000 | 600 | 0 | 5 | 1919 | 3 | 5000 | Y | N | 6530 SYCAMORE AV NW |
| 11 | 288010 | 0210 | 10/24/02 | \$249,950 | 650 | 0 | 5 | 1910 | 4 | 3000 | N | N | 6729 7TH AV NW |
| 11 | 162380 | 0275 | 6/20/03 | \$228,500 | 730 | 0 | 5 | 1916 | 4 | 4000 | N | N | 649 NW 74TH ST |
| 11 | 046100 | 2535 | 10/13/03 | \$250,000 | 870 | 0 | 5 | 1907 | 5 | 3500 | N | N | 7340 MARY AV NW |
| 11 | 046100 | 2560 | 6/17/02 | \$255,250 | 570 | 0 | 6 | 1905 | 4 | 5000 | N | N | 7354 MARY AV NW |
| 11 | 162380 | 0295 | 11/4/03 | \$260,000 | 620 | 170 | 6 | 1916 | 3 | 3000 | N | N | 641 NW 74TH ST |
| 11 | 164650 | 1510 | 6/3/02 | \$234,950 | 640 | 640 | 6 | 1923 | 3 | 4120 | N | N | 108 NW 78TH ST |
| 11 | 045800 | 0240 | 5/3/03 | \$212,000 | 650 | 0 | 6 | 1923 | 3 | 5715 | N | N | 8057 14TH AV NW |
| 11 | 349130 | 0050 | 8/20/02 | \$210,000 | 660 | 0 | 6 | 1920 | 3 | 3825 | N | N | 1483 NW 77TH ST |
| 11 | 751900 | 2590 | 3/28/03 | \$221,500 | 660 | 150 | 6 | 1909 | 3 | 5150 | N | N | 611 NW 76TH ST |
| 11 | 012503 | 9037 | 4/3/02 | \$240,000 | 670 | 200 | 6 | 1926 | 3 | 3240 | N | N | 7028 8TH AV NW |
| 11 | 045800 | 0270 | 8/10/03 | \$274,500 | 670 | 110 | 6 | 1926 | 3 | 5080 | N | N | 8035 14TH AV NW |
| 11 | 291920 | 0080 | 8/28/03 | \$300,500 | 670 | 400 | 6 | 1905 | 4 | 3950 | N | N | 100 NW 84TH ST |
| 11 | 291920 | 0735 | 2/21/03 | \$234,950 | 710 | 0 | 6 | 1910 | 4 | 3819 | N | N | 146 N 80TH ST |
| 11 | 349130 | 0110 | 5/10/02 | \$264,500 | 720 | 270 | 6 | 1928 | 4 | 4875 | N | N | 7737 MARY AV NW |
| 11 | 162330 | 1075 | 6/20/03 | \$252,000 | 720 | 0 | 6 | 1926 | 4 | 3000 | N | N | 331 NW 75TH ST |
| 11 | 291920 | 0210 | 5/2/03 | \$260,000 | 720 | 0 | 6 | 1916 | 4 | 2880 | N | N | 115 NW 84TH ST |
| 11 | 164650 | 0790 | 8/13/03 | \$240,000 | 720 | 0 | 6 | 1911 | 3 | 3090 | N | N | 143 N 78TH ST |
| 11 | 751900 | 0160 | 5/23/03 | \$278,950 | 730 | 0 | 6 | 1920 | 3 | 4017 | N | N | 339 NW 76TH ST |
| 11 | 164650 | 2515 | 2/8/02 | \$214,950 | 750 | 0 | 6 | 1914 | 3 | 3090 | N | N | 142 NW 75TH ST |
| 11 | 430570 | 0165 | 12/26/02 | \$267,000 | 760 | 0 | 6 | 1920 | 3 | 4890 | N | N | 7714 13TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 162380 | 0345 | 2/21/03 | \$267,000 | 760 | 0 | 6 | 1907 | 3 | 3000 | N | N | 611 NW 74TH ST |
| 11 | 045800 | 0235 | 7/17/03 | \$213,400 | 770 | 120 | 6 | 1946 | 3 | 3740 | N | N | 1417 NW 83RD ST |
| 11 | 424040 | 0075 | 3/6/03 | \$263,000 | 770 | 300 | 6 | 1926 | 3 | 3860 | N | N | 7752 14TH AV NW |
| 11 | 287710 | 4191 | 2/28/03 | \$274,000 | 770 | 0 | 6 | 1922 | 3 | 2000 | N | N | 7006 1ST AV NW |
| 11 | 287710 | 4370 | 10/25/02 | \$265,000 | 770 | 380 | 6 | 1920 | 3 | 2625 | N | N | 212 NW 70TH ST |
| 11 | 758970 | 0061 | 1/8/02 | \$257,000 | 780 | 0 | 6 | 1941 | 4 | 4675 | N | N | 1219 NW 83RD ST |
| 11 | 291970 | 0765 | 8/18/03 | \$279,000 | 780 | 240 | 6 | 1921 | 4 | 4800 | N | N | 630 NW 82ND ST |
| 11 | 162380 | 0180 | 1/28/03 | \$222,500 | 780 | 0 | 6 | 1901 | 3 | 3000 | N | N | 622 NW 74TH ST |
| 11 | 046100 | 5075 | 3/7/02 | \$249,500 | 790 | 820 | 6 | 1927 | 4 | 5000 | N | N | 7023 DIBBLE AV NW |
| 11 | 162380 | 0070 | 6/13/02 | \$260,000 | 790 | 0 | 6 | 1916 | 4 | 4000 | N | N | 633 NW 75TH ST |
| 11 | 162330 | 1040 | 3/7/02 | \$232,500 | 800 | 300 | 6 | 1908 | 3 | 3000 | N | N | 351 NW 75TH ST |
| 11 | 288010 | 0815 | 8/27/03 | \$290,000 | 810 | 220 | 6 | 1962 | 4 | 2500 | N | N | 6529 7TH AV NW |
| 11 | 288010 | 0815 | 2/24/03 | \$236,000 | 810 | 220 | 6 | 1962 | 4 | 2500 | N | N | 6529 7TH AV NW |
| 11 | 292270 | 0275 | 8/26/02 | \$279,950 | 820 | 0 | 6 | 1938 | 4 | 4700 | N | N | 8323 DIBBLE AV NW |
| 11 | 751900 | 1975 | 12/23/03 | \$319,950 | 820 | 530 | 6 | 1926 | 3 | 3860 | N | N | 622 NW 76TH ST |
| 11 | 751900 | 1910 | 4/29/03 | \$313,000 | 820 | 0 | 6 | 1919 | 4 | 5150 | N | N | 611 NW 78TH ST |
| 11 | 200070 | 0426 | 3/18/03 | \$230,000 | 820 | 0 | 6 | 1916 | 3 | 2790 | N | N | 207 N 73RD ST |
| 11 | 291920 | 0095 | 5/6/02 | \$276,500 | 820 | 250 | 6 | 1910 | 3 | 4240 | N | N | 114 NW 84TH ST |
| 11 | 288010 | 1160 | 10/7/03 | \$299,000 | 820 | 0 | 6 | 1925 | 2 | 3720 | N | N | 6548 7TH AV NW |
| 11 | 164650 | 1395 | 2/8/02 | \$244,000 | 830 | 0 | 6 | 1925 | 3 | 4160 | N | N | 147 NW 80TH ST |
| 11 | 291970 | 2275 | 5/22/03 | \$234,500 | 840 | 0 | 6 | 1957 | 3 | 2400 | N | N | 319 NW 84TH ST |
| 11 | 046100 | 1840 | 3/14/02 | \$332,500 | 840 | 840 | 6 | 1952 | 4 | 5000 | N | N | 7331 13TH AV NW |
| 11 | 291970 | 0725 | 12/2/02 | \$271,000 | 840 | 130 | 6 | 1940 | 4 | 3330 | N | N | 614 NW 82ND ST |
| 11 | 291920 | 0670 | 7/9/03 | \$291,000 | 840 | 0 | 6 | 1913 | 3 | 3840 | N | N | 119 N 81ST ST |
| 11 | 751900 | 1321 | 3/25/03 | \$265,000 | 850 | 340 | 6 | 1926 | 4 | 2350 | N | N | 7906 8TH AV NW |
| 11 | 287710 | 2940 | 6/21/02 | \$261,000 | 850 | 0 | 6 | 1916 | 4 | 5000 | N | N | 6727 2ND AV NW |
| 11 | 287710 | 2345 | 8/12/03 | \$360,000 | 850 | 400 | 6 | 1915 | 4 | 5000 | N | N | 6730 6TH AV NW |
| 11 | 292270 | 1085 | 11/8/02 | \$261,000 | 850 | 0 | 6 | 1910 | 4 | 4700 | N | N | 8061 DIBBLE AV NW |
| 11 | 291970 | 2635 | 6/24/03 | \$279,950 | 860 | 150 | 6 | 1923 | 3 | 4090 | N | N | 310 NW 84TH ST |
| 11 | 751900 | 0305 | 4/5/02 | \$300,000 | 870 | 0 | 6 | 1947 | 3 | 3605 | N | N | 330 NW 76TH ST |
| 11 | 162330 | 0835 | 4/9/02 | \$315,000 | 870 | 0 | 6 | 1912 | 4 | 4000 | N | N | 321 NW 74TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 758920 | 0194 | 7/8/02 | \$257,000 | 870 | 300 | 6 | 1905 | 4 | 6600 | N | N | 1420 NW 83RD ST |
| 11 | 162330 | 0230 | 7/25/02 | \$281,000 | 890 | 100 | 6 | 1922 | 4 | 3500 | N | N | 405 NW 72ND ST |
| 11 | 230140 | 0185 | 10/28/03 | \$321,000 | 890 | 0 | 6 | 1920 | 3 | 3500 | N | N | 7221 1ST AV NW |
| 11 | 288010 | 0110 | 6/17/02 | \$257,500 | 910 | 120 | 6 | 1929 | 3 | 3180 | N | N | 6742 7TH AV NW |
| 11 | 164650 | 1535 | 5/9/03 | \$347,500 | 910 | 0 | 6 | 1913 | 3 | 3090 | N | N | 118 NW 78TH ST |
| 11 | 291920 | 0255 | 8/29/03 | \$226,000 | 910 | 0 | 6 | 1912 | 4 | 3840 | N | N | 112 NW 83RD ST |
| 11 | 164650 | 1401 | 9/16/03 | \$271,057 | 920 | 180 | 6 | 1941 | 3 | 5200 | N | N | 141 NW 80TH ST |
| 11 | 164650 | 1600 | 4/10/03 | \$272,500 | 920 | 0 | 6 | 1926 | 3 | 3060 | N | N | 7812 3RD AV NW |
| 11 | 291970 | 2125 | 7/2/02 | \$275,100 | 920 | 600 | 6 | 1926 | 4 | 3600 | N | N | 334 NW 82ND ST |
| 11 | 287710 | 3510 | 9/9/03 | \$304,500 | 920 | 0 | 6 | 1912 | 3 | 3333 | N | N | 6750 SYCAMORE AV NW |
| 11 | 291970 | 2075 | 11/25/02 | \$260,000 | 950 | 0 | 6 | 1927 | 3 | 3360 | N | N | 312 NW 82ND ST |
| 11 | 751900 | 1000 | 6/11/03 | \$380,000 | 970 | 60 | 6 | 1923 | 4 | 3848 | N | N | 320 NW 79TH ST |
| 11 | 751900 | 2230 | 1/29/03 | \$256,000 | 975 | 600 | 6 | 1920 | 4 | 5150 | N | N | 626 NW 75TH ST |
| 11 | 672870 | 0126 | 9/14/02 | \$241,000 | 980 | 0 | 6 | 1916 | 4 | 3700 | N | N | 612 NW 70TH ST |
| 11 | 751900 | 0020 | 5/21/02 | \$305,000 | 980 | 750 | 6 | 1941 | 3 | 5150 | N | N | 310 NW 75TH ST |
| 11 | 758970 | 0070 | 5/30/02 | \$328,060 | 990 | 120 | 6 | 1929 | 4 | 5080 | N | N | 8040 13TH AV NW |
| 11 | 291970 | 0775 | 2/19/02 | \$295,500 | 1000 | 710 | 6 | 1924 | 4 | 4800 | N | N | 636 NW 82ND ST |
| 11 | 751900 | 1835 | 12/20/02 | \$287,000 | 1020 | 250 | 6 | 1926 | 3 | 5150 | N | N | 647 NW 78TH ST |
| 11 | 291970 | 0805 | 10/16/02 | \$280,000 | 1030 | 500 | 6 | 1911 | 4 | 4800 | N | N | 650 NW 82ND ST |
| 11 | 758920 | 0149 | 8/21/03 | \$299,950 | 1032 | 0 | 6 | 1951 | 4 | 5350 | N | N | 8332 MARY AV NW |
| 11 | 162380 | 0215 | 6/18/03 | \$279,000 | 1050 | 0 | 6 | 1907 | 3 | 3000 | N | N | 644 NW 74TH ST |
| 11 | 291920 | 1375 | 8/28/02 | \$273,000 | 1060 | 0 | 6 | 1906 | 5 | 4175 | N | N | 114 N 84TH ST |
| 11 | 291920 | 0590 | 5/10/02 | \$247,000 | 1080 | 0 | 6 | 1908 | 4 | 3840 | N | N | 126 NW 81ST ST |
| 11 | 287710 | 4356 | 9/16/02 | \$315,000 | 1080 | 380 | 6 | 1907 | 5 | 5600 | N | N | 7008 3RD AV NW |
| 11 | 291970 | 0400 | 8/12/02 | \$255,000 | 1100 | 0 | 6 | 1916 | 4 | 4800 | N | N | 611 NW 84TH ST |
| 11 | 287710 | 1250 | 8/20/02 | \$279,950 | 1130 | 0 | 6 | 1906 | 3 | 4200 | N | N | 6515 3RD AV NW |
| 11 | 288010 | 0470 | 1/25/02 | \$220,000 | 1140 | 0 | 6 | 1946 | 3 | 2935 | N | N | 750 NW 67TH ST |
| 11 | 046100 | 3495 | 10/9/03 | \$270,000 | 1140 | 0 | 6 | 1906 | 4 | 5250 | N | N | 7012 ALONZO AV NW |
| 11 | 430570 | 0125 | 7/23/02 | \$284,000 | 1220 | 750 | 6 | 1910 | 5 | 5796 | N | N | 7746 13TH AV NW |
| 11 | 046100 | 4220 | 8/12/03 | \$295,000 | 1230 | 0 | 6 | 1907 | 3 | 5000 | N | N | 7015 11TH AV NW |
| 11 | 288010 | 0350 | 7/18/03 | \$298,000 | 1260 | 0 | 6 | 1928 | 3 | 4000 | N | N | 6742 CLEOPATRA PL NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 291970 | 1570 | 5/8/02 | \$276,000 | 1340 | 0 | 6 | 1995 | 3 | 4320 | N | N | 334 NW 80TH ST |
| 11 | 751900 | 1240 | 4/30/03 | \$349,950 | 1340 | 300 | 6 | 1940 | 4 | 5200 | N | N | 618 NW 79TH ST |
| 11 | 751900 | 0735 | 9/3/03 | \$347,000 | 1740 | 0 | 6 | 1916 | 3 | 5150 | N | N | 306 NW 78TH ST |
| 11 | 200120 | 0050 | 3/3/03 | \$335,500 | 580 | 580 | 7 | 1926 | 4 | 4000 | N | N | 137 NW 75TH ST |
| 11 | 162330 | 1045 | 5/10/02 | \$241,000 | 690 | 0 | 7 | 1918 | 3 | 3000 | N | N | 347 NW 75TH ST |
| 11 | 202870 | 0111 | 5/1/03 | \$245,000 | 720 | 0 | 7 | 1924 | 3 | 3710 | N | N | 827 NW 70TH ST |
| 11 | 937630 | 1520 | 6/26/03 | \$272,500 | 730 | 610 | 7 | 1928 | 3 | 5000 | N | N | 7728 11TH AV NW |
| 11 | 046100 | 1175 | 11/25/02 | \$252,000 | 730 | 140 | 7 | 1927 | 4 | 4000 | N | N | 7350 11TH AV NW |
| 11 | 751900 | 2240 | 10/14/02 | \$285,000 | 740 | 340 | 7 | 1926 | 4 | 3860 | N | N | 636 NW 75TH ST |
| 11 | 046100 | 2025 | 4/16/02 | \$232,000 | 770 | 530 | 7 | 1926 | 3 | 2500 | N | N | 7356 14TH AV NW |
| 11 | 291920 | 0425 | 10/21/02 | \$202,500 | 770 | 0 | 7 | 1900 | 2 | 3840 | N | N | 112 NW 82ND ST |
| 11 | 758970 | 0065 | 4/10/03 | \$301,000 | 780 | 250 | 7 | 1941 | 3 | 4598 | N | N | 1215 NW 83RD ST |
| 11 | 046100 | 5065 | 9/3/03 | \$300,000 | 790 | 120 | 7 | 1944 | 3 | 5000 | N | N | 7029 DIBBLE AV NW |
| 11 | 424040 | 0015 | 8/13/03 | \$270,000 | 790 | 160 | 7 | 1925 | 3 | 5461 | N | N | 7734 14TH AV NW |
| 11 | 200120 | 0045 | 9/19/02 | \$295,000 | 790 | 0 | 7 | 1923 | 4 | 4000 | N | N | 135 NW 75TH ST |
| 11 | 291970 | 0960 | 11/17/03 | \$301,000 | 790 | 310 | 7 | 1905 | 4 | 4680 | N | N | 8111 6TH AV NW |
| 11 | 758920 | 0166 | 6/10/02 | \$255,000 | 800 | 0 | 7 | 1945 | 3 | 6600 | N | N | 8321 14TH AV NW |
| 11 | 046100 | 1675 | 11/20/02 | \$299,000 | 800 | 150 | 7 | 1940 | 4 | 5000 | N | N | 7310 13TH AV NW |
| 11 | 291970 | 2020 | 3/19/03 | \$249,000 | 800 | 580 | 7 | 1918 | 4 | 3600 | N | N | 307 NW 83RD ST |
| 11 | 758970 | 0062 | 4/22/02 | \$330,000 | 810 | 0 | 7 | 1941 | 3 | 5500 | N | N | 1203 NW 83RD ST |
| 11 | 292270 | 2855 | 2/22/03 | \$265,600 | 810 | 160 | 7 | 1926 | 3 | 2590 | N | N | 856 NW 75TH ST |
| 11 | 046100 | 1485 | 3/24/03 | \$270,000 | 820 | 100 | 7 | 1938 | 3 | 4500 | N | N | 7354 12TH AV NW |
| 11 | 046100 | 0875 | 4/16/02 | \$285,000 | 820 | 0 | 7 | 1937 | 4 | 3300 | N | N | 7348 10TH AV NW |
| 11 | 292270 | 2850 | 6/5/03 | \$325,000 | 820 | 100 | 7 | 1926 | 3 | 2950 | N | N | 852 NW 75TH ST |
| 11 | 291970 | 2745 | 8/21/03 | \$274,000 | 820 | 0 | 7 | 1924 | 3 | 2640 | N | N | 8402 6TH AV NW |
| 11 | 291970 | 2740 | 2/19/03 | \$252,000 | 820 | 150 | 7 | 1924 | 4 | 2640 | N | N | 8410 6TH AV NW |
| 11 | 751900 | 0765 | 4/7/03 | \$334,950 | 830 | 580 | 7 | 2003 | 3 | 4120 | N | N | 322 NW 78TH ST |
| 11 | 937630 | 1360 | 5/16/03 | \$288,000 | 830 | 0 | 7 | 1940 | 3 | 5000 | N | N | 8051 10TH AV NW |
| 11 | 164650 | 1575 | 10/29/02 | \$324,000 | 830 | 820 | 7 | 1925 | 4 | 4635 | N | N | 140 NW 78TH ST |
| 11 | 046100 | 4270 | 6/18/03 | \$280,500 | 840 | 120 | 7 | 1923 | 3 | 5000 | N | N | 7010 12TH AV NW |
| 11 | 046100 | 4195 | 9/25/03 | \$276,500 | 840 | 0 | 7 | 1908 | 4 | 5000 | N | N | 7023 11TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 046100 | 4195 | 10/16/02 | \$254,000 | 840 | 0 | 7 | 1908 | 4 | 5000 | N | N | 7023 11TH AV NW |
| 11 | 292270 | 2480 | 1/25/02 | \$257,500 | 850 | 0 | 7 | 1944 | 3 | 4700 | N | N | 7546 10TH AV NW |
| 11 | 417210 | 0195 | 12/11/02 | \$265,700 | 850 | 300 | 7 | 1940 | 3 | 4680 | N | N | 7054 7TH AV NW |
| 11 | 202870 | 1180 | 11/21/02 | \$259,950 | 850 | 140 | 7 | 1927 | 4 | 2590 | N | N | 6520 DIVISION AV NW |
| 11 | 530910 | 0360 | 7/23/03 | \$315,500 | 850 | 0 | 7 | 1927 | 4 | 4013 | N | N | 6729 10TH AV NW |
| 11 | 202870 | 1170 | 2/12/03 | \$239,000 | 860 | 0 | 7 | 1926 | 3 | 2450 | N | N | 6516 DIVISION AV NW |
| 11 | 292270 | 2841 | 10/24/02 | \$260,000 | 870 | 0 | 7 | 1942 | 3 | 4570 | N | N | 7502 9TH AV NW |
| 11 | 046100 | 2370 | 10/8/02 | \$239,950 | 870 | 0 | 7 | 1928 | 3 | 5000 | N | N | 7325 ALONZO AV NW |
| 11 | 287710 | 1421 | 10/3/03 | \$335,000 | 870 | 0 | 7 | 1916 | 4 | 3750 | N | N | 6516 4TH AV NW |
| 11 | 292270 | 2776 | 5/19/03 | \$194,400 | 880 | 0 | 7 | 1942 | 3 | 3760 | N | N | 7534 9TH AV NW |
| 11 | 292270 | 2801 | 8/27/03 | \$275,000 | 880 | 0 | 7 | 1942 | 3 | 3760 | N | N | 7522 9TH AV NW |
| 11 | 287710 | 1765 | 4/2/03 | \$285,000 | 880 | 500 | 7 | 1912 | 3 | 3750 | N | N | 6539 5TH AV NW |
| 11 | 937630 | 2180 | 7/11/03 | \$310,000 | 890 | 480 | 7 | 1987 | 3 | 2375 | N | N | 907 NW 83RD ST |
| 11 | 349130 | 0147 | 5/16/03 | \$321,900 | 890 | 300 | 7 | 1939 | 3 | 4000 | N | N | 1415 NW 80TH ST |
| 11 | 045800 | 0280 | 7/3/03 | \$298,500 | 890 | 220 | 7 | 1926 | 3 | 5080 | N | N | 8033 14TH AV NW |
| 11 | 937630 | 1500 | 4/15/02 | \$246,250 | 890 | 180 | 7 | 1926 | 4 | 5000 | N | N | 7716 11TH AV NW |
| 11 | 287710 | 0636 | 12/22/03 | \$376,000 | 890 | 0 | 7 | 1925 | 4 | 3750 | N | N | 6546 SYCAMORE AV NW |
| 11 | 287710 | 0636 | 9/19/02 | \$348,000 | 890 | 0 | 7 | 1925 | 4 | 3750 | N | N | 6546 SYCAMORE AV NW |
| 11 | 202870 | 0380 | 10/1/02 | \$299,950 | 890 | 0 | 7 | 1914 | 4 | 5300 | N | N | 6711 DIBBLE AV NW |
| 11 | 162330 | 0979 | 11/5/03 | \$355,000 | 900 | 0 | 7 | 1926 | 4 | 4000 | N | N | 418 NW 73RD ST |
| 11 | 046100 | 0650 | 10/31/02 | \$290,000 | 900 | 0 | 7 | 1914 | 4 | 5500 | N | N | 7341 9TH AV NW |
| 11 | 202870 | 0765 | 11/25/02 | \$354,250 | 900 | 860 | 7 | 1912 | 4 | 4505 | N | N | 6552 DIBBLE AV NW |
| 11 | 937630 | 1810 | 1/24/03 | \$295,000 | 900 | 0 | 7 | 1900 | 4 | 4360 | N | N | 7552 11TH AV NW |
| 11 | 937630 | 0486 | 4/28/03 | \$279,500 | 910 | 0 | 7 | 1940 | 4 | 4000 | N | N | 8002 12TH AV NW |
| 11 | 287710 | 2860 | 5/9/03 | \$348,500 | 910 | 0 | 7 | 1918 | 4 | 3750 | N | N | 6714 4TH AV NW |
| 11 | 046100 | 0050 | 5/23/02 | \$240,000 | 910 | 0 | 7 | 1913 | 3 | 4218 | N | N | 7403 8TH AV NW |
| 11 | 291970 | 1290 | 2/26/02 | \$269,000 | 920 | 820 | 7 | 1980 | 3 | 4800 | N | N | 628 NW 80TH ST |
| 11 | 291970 | 1105 | 8/21/03 | \$276,000 | 920 | 0 | 7 | 1938 | 4 | 2609 | N | N | 656 NW 81ST ST |
| 11 | 292270 | 1250 | 4/24/03 | \$287,000 | 920 | 250 | 7 | 1937 | 3 | 4350 | N | N | 814 NW 80TH ST |
| 11 | 530910 | 0120 | 4/9/02 | \$300,000 | 920 | 250 | 7 | 1910 | 3 | 4922 | N | N | 6719 9TH AV NW |
| 11 | 937630 | 0705 | 12/17/02 | \$230,000 | 920 | 320 | 7 | 1909 | 2 | 4000 | N | N | 8009 11TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 291970 | 0816 | 11/7/03 | \$302,500 | 930 | 300 | 7 | 1946 | 3 | 3310 | N | N | 8208 8TH AV NW |
| 11 | 937630 | 1910 | 10/3/02 | \$282,000 | 930 | 0 | 7 | 1939 | 5 | 4480 | N | N | 7740 10TH AV NW |
| 11 | 230140 | 0325 | 3/3/03 | \$423,000 | 930 | 830 | 7 | 1906 | 4 | 4500 | N | N | 7206 2ND AV NW |
| 11 | 162380 | 0440 | 1/16/03 | \$275,000 | 940 | 520 | 7 | 1990 | 3 | 3000 | N | N | 702 NW 73RD ST |
| 11 | 758970 | 0050 | 3/11/03 | \$292,500 | 940 | 0 | 7 | 1940 | 3 | 3980 | N | N | 8051 13TH AV NW |
| 11 | 202870 | 0360 | 11/26/03 | \$329,000 | 940 | 0 | 7 | 1926 | 4 | 3975 | N | N | 6728 9TH AV NW |
| 11 | 162380 | 0505 | 2/28/02 | \$269,950 | 940 | 0 | 7 | 1906 | 3 | 4160 | N | N | 713 NW 73RD ST |
| 11 | 164650 | 0865 | 6/17/02 | \$317,500 | 960 | 0 | 7 | 1929 | 3 | 3090 | N | N | 138 N 78TH ST |
| 11 | 287710 | 2910 | 12/1/03 | \$372,500 | 960 | 0 | 7 | 1921 | 3 | 5000 | N | N | 6711 2ND AV NW |
| 11 | 046100 | 4670 | 8/15/02 | \$250,000 | 960 | 0 | 7 | 1913 | 3 | 4200 | N | N | 7057 9TH AV NW |
| 11 | 046100 | 4685 | 9/5/02 | \$310,000 | 960 | 480 | 7 | 1913 | 4 | 4300 | N | N | 7053 9TH AV NW |
| 11 | 202870 | 0426 | 6/11/02 | \$315,500 | 960 | 200 | 7 | 1913 | 4 | 3710 | N | N | 836 NW 67TH ST |
| 11 | 291920 | 0300 | 10/14/02 | \$358,000 | 970 | 710 | 7 | 2002 | 3 | 3840 | N | N | 142 NW 83RD ST |
| 11 | 937630 | 2270 | 4/8/02 | \$280,000 | 970 | 0 | 7 | 1950 | 3 | 3940 | N | N | 916 NW 83RD ST |
| 11 | 937630 | 0355 | 2/28/03 | \$269,000 | 970 | 720 | 7 | 1945 | 3 | 5235 | N | N | 1115 NW 80TH ST |
| 11 | 164650 | 2670 | 7/16/03 | \$288,300 | 970 | 0 | 7 | 1914 | 3 | 5150 | N | N | 117 NW 76TH ST |
| 11 | 287710 | 1715 | 5/23/03 | \$275,400 | 970 | 0 | 7 | 1911 | 4 | 3750 | N | N | 6511 5TH AV NW |
| 11 | 292270 | 1890 | 9/2/03 | \$335,000 | 980 | 310 | 7 | 1938 | 3 | 5700 | N | N | 7748 DIBBLE AV NW |
| 11 | 291970 | 1070 | 7/24/03 | \$320,000 | 990 | 0 | 7 | 1939 | 4 | 4032 | N | N | 642 NW 81ST ST |
| 11 | 202870 | 0605 | 1/28/03 | \$255,300 | 990 | 0 | 7 | 1923 | 4 | 3440 | N | N | 6532 DIVISION AV NW |
| 11 | 046100 | 4785 | 7/16/03 | \$300,000 | 990 | 300 | 7 | 1916 | 3 | 5000 | N | N | 908 NW 70TH ST |
| 11 | 287710 | 4030 | 6/3/03 | \$357,500 | 990 | 170 | 7 | 1911 | 3 | 5375 | N | N | 6724 PALATINE AV N |
| 11 | 162380 | 0136 | 12/22/03 | \$299,000 | 1000 | 0 | 7 | 1947 | 3 | 3990 | N | N | 7403 6TH AV NW |
| 11 | 292270 | 1185 | 5/15/03 | \$320,000 | 1000 | 0 | 7 | 1937 | 3 | 5700 | N | N | 8036 DIBBLE AV NW |
| 11 | 292170 | 0375 | 7/23/03 | \$316,000 | 1000 | 100 | 7 | 1924 | 3 | 6210 | N | N | 8303 12TH AV NW |
| 11 | 162330 | 0305 | 8/11/03 | \$388,000 | 1000 | 0 | 7 | 1914 | 4 | 3000 | N | N | 7016 6TH AV NW |
| 11 | 046100 | 4210 | 9/26/03 | \$310,000 | 1010 | 300 | 7 | 1953 | 3 | 3750 | N | N | 7021 11TH AV NW |
| 11 | 758970 | 0080 | 7/7/03 | \$335,000 | 1010 | 190 | 7 | 1946 | 3 | 5080 | N | N | 8026 13TH AV NW |
| 11 | 046100 | 1145 | 10/20/03 | \$285,500 | 1010 | 0 | 7 | 1944 | 3 | 5000 | N | N | 7332 11TH AV NW |
| 11 | 937630 | 1390 | 8/22/02 | \$260,000 | 1010 | 0 | 7 | 1941 | 3 | 5000 | N | N | 8035 10TH AV NW |
| 11 | 937630 | 2300 | 3/21/02 | \$348,000 | 1010 | 830 | 7 | 1941 | 3 | 5000 | N | N | 8316 10TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 292270 | 1910 | 11/13/03 | \$335,000 | 1010 | 0 | 7 | 1938 | 3 | 5700 | N | N | 7738 DIBBLE AV NW |
| 11 | 200170 | 0050 | 11/25/02 | \$315,000 | 1010 | 0 | 7 | 1912 | 4 | 4000 | N | N | 137 NW 74TH ST |
| 11 | 937630 | 0125 | 6/14/02 | \$369,000 | 1010 | 1010 | 7 | 1912 | 4 | 5270 | N | N | 7559 11TH AV NW |
| 11 | 292270 | 2315 | 3/21/02 | \$292,500 | 1010 | 0 | 7 | 1910 | 3 | 4000 | N | N | 7507 10TH AV NW |
| 11 | 287710 | 3097 | 10/3/02 | \$275,050 | 1020 | 0 | 7 | 1985 | 3 | 2500 | N | N | 6710 3RD AV NW |
| 11 | 164650 | 2500 | 4/16/03 | \$304,500 | 1020 | 0 | 7 | 1947 | 3 | 5305 | N | N | 134 NW 75TH ST |
| 11 | 202870 | 1125 | 9/24/02 | \$315,000 | 1020 | 710 | 7 | 1942 | 3 | 4664 | N | N | 6521 DIVISION AV NW |
| 11 | 046100 | 4015 | 3/1/02 | \$380,000 | 1030 | 0 | 7 | 1928 | 4 | 6250 | N | N | 7012 13TH AV NW |
| 11 | 162330 | 0765 | 6/11/03 | \$319,250 | 1030 | 0 | 7 | 1924 | 4 | 4400 | N | N | 302 NW 72ND ST |
| 11 | 287710 | 3021 | 12/26/02 | \$269,950 | 1030 | 0 | 7 | 1923 | 3 | 4000 | N | N | 6750 3RD AV NW |
| 11 | 287710 | 1615 | 3/8/02 | \$310,000 | 1030 | 790 | 7 | 1911 | 4 | 5000 | N | N | 6538 5TH AV NW |
| 11 | 430570 | 0130 | 9/25/03 | \$339,950 | 1040 | 430 | 7 | 1947 | 3 | 5334 | N | N | 7742 13TH AV NW |
| 11 | 291920 | 0160 | 9/11/02 | \$283,500 | 1040 | 240 | 7 | 1947 | 4 | 3840 | N | N | 153 NW 84TH ST |
| 11 | 288010 | 0740 | 2/7/03 | \$198,000 | 1040 | 0 | 7 | 1937 | 3 | 2900 | N | N | 753 NW 67TH ST |
| 11 | 164650 | 0955 | 10/16/02 | \$275,000 | 1040 | 0 | 7 | 1908 | 4 | 4635 | N | N | 107 N 79TH ST |
| 11 | 292270 | 2135 | 12/22/03 | \$285,000 | 1050 | 400 | 7 | 1941 | 3 | 5700 | N | N | 7907 8TH AV NW |
| 11 | 012503 | 9025 | 5/3/02 | \$272,500 | 1050 | 0 | 7 | 1927 | 3 | 3680 | N | N | 7230 3RD AV NW |
| 11 | 200120 | 0140 | 5/3/02 | \$333,000 | 1050 | 0 | 7 | 1924 | 4 | 4000 | N | N | 110 NW 74TH ST |
| 11 | 046100 | 0005 | 4/25/02 | \$241,000 | 1050 | 0 | 7 | 1913 | 3 | 3210 | N | N | 7421 8TH AV NW |
| 11 | 291970 | 0250 | 7/17/03 | \$355,000 | 1060 | 300 | 7 | 1950 | 4 | 5660 | N | N | 636 NW 84TH ST |
| 11 | 758970 | 0035 | 10/11/02 | \$310,000 | 1060 | 820 | 7 | 1941 | 3 | 5160 | N | N | 8034 14TH AV NW |
| 11 | 530910 | 0685 | 8/26/02 | \$245,000 | 1060 | 0 | 7 | 1928 | 3 | 4062 | N | N | 6725 11TH AV NW |
| 11 | 287710 | 1585 | 8/16/02 | \$282,000 | 1060 | 340 | 7 | 1911 | 3 | 5000 | N | N | 6550 5TH AV NW |
| 11 | 430570 | 0095 | 12/7/02 | \$253,500 | 1070 | 1070 | 7 | 1946 | 4 | 6020 | N | N | 1209 NW 80TH ST |
| 11 | 349130 | 0022 | 1/21/02 | \$289,950 | 1070 | 260 | 7 | 1941 | 4 | 5588 | N | N | 7535 MARY AV NW |
| 11 | 430570 | 0020 | 12/11/02 | \$325,000 | 1080 | 0 | 7 | 1928 | 4 | 4840 | N | N | 1214 NW 77TH ST |
| 11 | 012503 | 9032 | 3/21/02 | \$365,000 | 1080 | 0 | 7 | 1926 | 4 | 3350 | N | N | 161 NW 73RD ST |
| 11 | 291970 | 2235 | 6/7/02 | \$285,000 | 1080 | 1000 | 7 | 1923 | 3 | 4800 | N | N | 337 NW 84TH ST |
| 11 | 305270 | 1095 | 5/17/02 | \$338,500 | 1080 | 1080 | 7 | 1915 | 5 | 7500 | N | N | 6742 12TH AV NW |
| 11 | 758920 | 0153 | 6/18/03 | \$333,000 | 1090 | 300 | 7 | 1948 | 3 | 5386 | N | N | 8329 14TH AV NW |
| 11 | 046100 | 1200 | 4/23/02 | \$314,777 | 1090 | 70 | 7 | 1938 | 3 | 5250 | N | N | 7356 11TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 164650 | 1705 | 8/2/02 | \$327,500 | 1090 | 0 | 7 | 1921 | 4 | 4635 | N | N | 137 NW 79TH ST |
| 11 | 305270 | 0755 | 9/22/03 | \$269,150 | 1100 | 0 | 7 | 1956 | 3 | 5000 | N | N | 6727 13TH AV NW |
| 11 | 937630 | 1120 | 6/3/03 | \$331,000 | 1100 | 0 | 7 | 1927 | 3 | 4200 | N | N | 8351 10TH AV NW |
| 11 | 046100 | 2950 | 10/22/02 | \$290,000 | 1100 | 0 | 7 | 1918 | 3 | 5000 | N | N | 7015 MARY AV NW |
| 11 | 162330 | 0508 | 8/29/02 | \$385,000 | 1110 | 480 | 7 | 1951 | 3 | 4010 | N | N | 502 NW 72ND ST |
| 11 | 046100 | 3375 | 11/8/02 | \$291,000 | 1110 | 440 | 7 | 1947 | 4 | 5000 | N | N | 7055 14TH AV NW |
| 11 | 544530 | 0055 | 5/6/02 | \$345,000 | 1110 | 0 | 7 | 1930 | 3 | 4445 | N | N | 7552 MARY AV NW |
| 11 | 305270 | 0965 | 8/8/02 | \$354,000 | 1110 | 560 | 7 | 1928 | 5 | 3750 | N | N | 6711 12TH AV NW |
| 11 | 305270 | 1145 | 6/4/03 | \$310,000 | 1110 | 0 | 7 | 1927 | 3 | 3333 | N | N | 6718 12TH AV NW |
| 11 | 046100 | 1260 | 5/16/03 | \$258,326 | 1120 | 0 | 7 | 1953 | 3 | 3500 | N | N | 7337 11TH AV NW |
| 11 | 349130 | 0248 | 4/11/03 | \$316,950 | 1120 | 470 | 7 | 1942 | 3 | 5400 | N | N | 7502 MARY AV NW |
| 11 | 287710 | 2170 | 8/26/03 | \$355,000 | 1120 | 150 | 7 | 1925 | 4 | 5000 | N | N | 6703 5TH AV NW |
| 11 | 046100 | 2055 | 12/8/03 | \$300,594 | 1130 | 800 | 7 | 1977 | 3 | 5000 | N | N | 7359 14TH AV NW |
| 11 | 544530 | 0050 | 6/25/03 | \$350,000 | 1130 | 300 | 7 | 1930 | 5 | 4445 | N | N | 7540 MARY AV NW |
| 11 | 520010 | 0225 | 3/25/03 | \$289,000 | 1130 | 590 | 7 | 1928 | 4 | 4018 | N | N | 6534 12TH AV NW |
| 11 | 520010 | 0230 | 7/8/02 | \$329,500 | 1130 | 620 | 7 | 1925 | 4 | 4348 | N | N | 6528 12TH AV NW |
| 11 | 287710 | 3445 | 10/21/03 | \$450,000 | 1130 | 1000 | 7 | 1924 | 4 | 4000 | N | N | 6739 1ST AV NW |
| 11 | 287710 | 3445 | 1/22/02 | \$380,000 | 1130 | 1000 | 7 | 1924 | 4 | 4000 | N | N | 6739 1ST AV NW |
| 11 | 291970 | 0795 | 2/26/02 | \$279,950 | 1140 | 0 | 7 | 1963 | 3 | 4800 | N | N | 644 NW 82ND ST |
| 11 | 292270 | 1720 | 3/18/02 | \$289,900 | 1140 | 860 | 7 | 1960 | 3 | 3525 | N | N | 7705 DIBBLE AV NW |
| 11 | 287710 | 0381 | 12/5/02 | \$359,000 | 1140 | 0 | 7 | 1918 | 4 | 4500 | N | N | 6550 1ST AV NW |
| 11 | 292270 | 0445 | 6/17/03 | \$355,000 | 1150 | 300 | 7 | 1938 | 3 | 5700 | N | N | 8312 DIBBLE AV NW |
| 11 | 046100 | 4290 | 9/2/03 | \$305,000 | 1150 | 0 | 7 | 1925 | 3 | 5000 | N | N | 7022 12TH AV NW |
| 11 | 202870 | 0410 | 12/30/02 | \$350,000 | 1150 | 0 | 7 | 1912 | 4 | 3975 | N | N | 6729 DIBBLE AV NW |
| 11 | 291920 | 0335 | 2/25/03 | \$255,000 | 1160 | 0 | 7 | 1980 | 3 | 3840 | N | N | 149 NW 83RD ST |
| 11 | 291970 | 1085 | 10/10/03 | \$375,000 | 1160 | 0 | 7 | 1939 | 4 | 4032 | N | N | 646 NW 81ST ST |
| 11 | 544530 | 0015 | 7/31/03 | \$339,500 | 1160 | 290 | 7 | 1930 | 4 | 4445 | N | N | 7524 MARY AV NW |
| 11 | 292270 | 0455 | 10/22/02 | \$378,000 | 1160 | 500 | 7 | 1930 | 5 | 3500 | N | N | 8308 DIBBLE AV NW |
| 11 | 164650 | 0505 | 7/23/02 | \$307,000 | 1160 | 0 | 7 | 1910 | 3 | 4635 | N | N | 141 N 77TH ST |
| 11 | 530910 | 1325 | 10/21/02 | \$254,950 | 1160 | 0 | 7 | 1905 | 3 | 5000 | N | N | 6548 10TH AV NW |
| 11 | 291920 | 0325 | 9/16/03 | \$315,000 | 1170 | 680 | 7 | 1948 | 4 | 3840 | N | N | 8214 3RD AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 291970 | 2155 | 6/13/03 | \$359,000 | 1170 | 360 | 7 | 1923 | 3 | 4800 | N | N | 346 NW 82ND ST |
| 11 | 287710 | 2355 | 5/15/03 | \$290,000 | 1170 | 300 | 7 | 1911 | 3 | 5000 | N | N | 6726 6TH AV NW |
| 11 | 292270 | 1450 | 9/8/03 | \$310,000 | 1180 | 0 | 7 | 1997 | 3 | 1514 | N | N | 7741 9TH AV NW |
| 11 | 291970 | 2095 | 1/7/03 | \$290,000 | 1180 | 0 | 7 | 1968 | 3 | 4800 | N | N | 324 NW 82ND ST |
| 11 | 292270 | 0180 | 2/10/03 | \$292,500 | 1180 | 940 | 7 | 1968 | 3 | 3290 | N | N | 8322 9TH AV NW |
| 11 | 291970 | 2390 | 8/22/03 | \$350,000 | 1180 | 400 | 7 | 1909 | 4 | 4704 | N | N | 326 NW 81ST ST |
| 11 | 530910 | 0405 | 1/23/03 | \$309,500 | 1180 | 0 | 7 | 1904 | 3 | 4815 | N | N | 6711 10TH AV NW |
| 11 | 672870 | 0127 | 11/12/02 | \$349,999 | 1190 | 0 | 7 | 1924 | 3 | 4000 | N | N | 616 NW 70TH ST |
| 11 | 162330 | 1080 | 3/5/02 | \$387,500 | 1190 | 460 | 7 | 1932 | 5 | 6000 | N | N | 329 NW 75TH ST |
| 11 | 046100 | 1605 | 9/22/03 | \$377,000 | 1190 | 0 | 7 | 1927 | 3 | 5000 | N | N | 7321 12TH AV NW |
| 11 | 046100 | 1255 | 5/6/02 | \$265,000 | 1190 | 0 | 7 | 1909 | 4 | 3750 | N | N | 7341 11TH AV NW |
| 11 | 162330 | 1115 | 5/7/03 | \$311,950 | 1200 | 0 | 7 | 1916 | 4 | 3100 | N | N | 7413 3RD AV NW |
| 11 | 530910 | 0880 | 4/24/03 | \$273,400 | 1200 | 0 | 7 | 1915 | 3 | 2925 | N | N | 6517 11TH AV NW |
| 11 | 162380 | 0005 | 8/26/03 | \$294,000 | 1200 | 0 | 7 | 1913 | 4 | 3600 | N | N | 7412 8TH AV NW |
| 11 | 046100 | 1155 | 2/13/03 | \$318,000 | 1210 | 0 | 7 | 1944 | 4 | 5000 | N | N | 7336 11TH AV NW |
| 11 | 417210 | 0245 | 10/31/03 | \$370,000 | 1210 | 0 | 7 | 1929 | 3 | 4680 | N | N | 7034 7TH AV NW |
| 11 | 291920 | 0915 | 9/8/03 | \$328,300 | 1210 | 0 | 7 | 1906 | 5 | 3840 | N | N | 118 N 81ST ST |
| 11 | 287710 | 3096 | 8/8/02 | \$319,000 | 1220 | 840 | 7 | 1985 | 3 | 3500 | N | N | 6714 3RD AV NW |
| 11 | 291970 | 2645 | 10/30/02 | \$274,000 | 1220 | 0 | 7 | 1928 | 3 | 4090 | N | N | 314 NW 84TH ST |
| 11 | 291970 | 1640 | 11/12/02 | \$310,000 | 1220 | 0 | 7 | 1925 | 4 | 3168 | N | N | 347 NW 82ND ST |
| 11 | 292270 | 0395 | 5/20/02 | \$272,000 | 1220 | 0 | 7 | 1912 | 4 | 5700 | N | N | 8336 DIBBLE AV NW |
| 11 | 417210 | 0050 | 2/13/02 | \$304,000 | 1230 | 0 | 7 | 1929 | 4 | 3250 | N | N | 7036 8TH AV NW |
| 11 | 162330 | 1235 | 5/16/03 | \$315,000 | 1230 | 0 | 7 | 1928 | 4 | 3000 | N | N | 342 NW 74TH ST |
| 11 | 162330 | 0865 | 12/3/03 | \$383,000 | 1230 | 0 | 7 | 1926 | 3 | 3000 | N | N | 311 NW 74TH ST |
| 11 | 672870 | 0205 | 9/17/03 | \$342,500 | 1230 | 960 | 7 | 1923 | 4 | 5800 | N | N | 7031 7TH AV NW |
| 11 | 046100 | 3655 | 11/1/02 | \$330,000 | 1230 | 0 | 7 | 1902 | 4 | 4310 | N | N | 7037 13TH AV NW |
| 11 | 162380 | 0195 | 4/26/02 | \$309,000 | 1240 | 0 | 7 | 1926 | 4 | 6000 | N | N | 634 NW 74TH ST |
| 11 | 162330 | 0770 | 5/27/03 | \$340,000 | 1260 | 390 | 7 | 1974 | 3 | 5800 | N | N | 355 NW 74TH ST |
| 11 | 417210 | 0160 | 9/19/02 | \$332,450 | 1260 | 0 | 7 | 1928 | 3 | 4500 | N | N | 7055 7TH AV NW |
| 11 | 291970 | 2215 | 2/6/03 | \$255,000 | 1270 | 0 | 7 | 1991 | 3 | 2400 | N | N | 347 NW 84TH ST |
| 11 | 417210 | 0240 | 6/27/02 | \$399,950 | 1270 | 500 | 7 | 1929 | 5 | 3744 | N | N | 7036 7TH AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 937630 | 1755 | 3/14/02 | \$271,000 | 1270 | 0 | 7 | 1900 | 4 | 4330 | N | N | 7526 11TH AV NW |
| 11 | 291970 | 1470 | 5/14/02 | \$283,000 | 1280 | 0 | 7 | 1989 | 3 | 2400 | N | N | 307 NW 81ST ST |
| 11 | 046100 | 1267 | 6/23/03 | \$275,000 | 1280 | 0 | 7 | 1979 | 3 | 5250 | N | N | 7333 11TH AV NW |
| 11 | 164650 | 1525 | 3/18/03 | \$335,000 | 1280 | 0 | 7 | 1965 | 3 | 4120 | N | N | 116 NW 78TH ST |
| 11 | 202870 | 0655 | 11/5/03 | \$295,000 | 1280 | 0 | 7 | 1917 | 3 | 3500 | N | N | 6556 DIVISION AV NW |
| 11 | 291970 | 0227 | 9/15/03 | \$307,500 | 1290 | 0 | 7 | 1990 | 3 | 2819 | N | N | 628 NW 84TH ST |
| 11 | 291970 | 2315 | 7/30/03 | \$318,000 | 1290 | 0 | 7 | 1928 | 4 | 2500 | N | N | 8317 3RD AV NW |
| 11 | 287710 | 1885 | 11/18/02 | \$363,000 | 1290 | 0 | 7 | 1912 | 4 | 5000 | N | N | 6520 6TH AV NW |
| 11 | 046100 | 5475 | 5/1/02 | \$225,000 | 1290 | 0 | 7 | 1911 | 3 | 5650 | N | N | 7015 8TH AV NW |
| 11 | 751900 | 0075 | 9/15/03 | \$335,500 | 1300 | 500 | 7 | 1950 | 4 | 4120 | N | N | 336 NW 75TH ST |
| 11 | 751900 | 0170 | 12/29/03 | \$435,000 | 1300 | 0 | 7 | 1920 | 4 | 5150 | N | N | 331 NW 76TH ST |
| 11 | 751900 | 0170 | 7/22/02 | \$389,950 | 1300 | 0 | 7 | 1920 | 4 | 5150 | N | N | 331 NW 76TH ST |
| 11 | 291970 | 1130 | 10/31/02 | \$249,000 | 1310 | 0 | 7 | 1983 | 3 | 2400 | N | N | 649 NW 81ST ST |
| 11 | 937630 | 0500 | 5/6/03 | \$289,990 | 1320 | 0 | 7 | 1983 | 3 | 5000 | N | N | 8012 12TH AV NW |
| 11 | 046100 | 3680 | 8/21/03 | \$325,000 | 1320 | 250 | 7 | 1974 | 3 | 5000 | N | N | 7025 13TH AV NW |
| 11 | 288010 | 0400 | 6/12/03 | \$301,500 | 1320 | 0 | 7 | 1928 | 3 | 4000 | N | N | 6726 CLEOPATRA PL NW |
| 11 | 291970 | 0695 | 7/24/02 | \$321,400 | 1330 | 0 | 7 | 1928 | 4 | 4670 | N | N | 602 NW 82ND ST |
| 11 | 292270 | 0605 | 3/28/03 | \$397,000 | 1330 | 910 | 7 | 1915 | 5 | 3390 | N | N | 8057 9TH AV NW |
| 11 | 291970 | 0860 | 3/6/02 | \$244,000 | 1340 | 0 | 7 | 1961 | 3 | 4800 | N | N | 643 NW 82ND ST |
| 11 | 758970 | 0100 | 10/23/02 | \$382,500 | 1340 | 740 | 7 | 1928 | 4 | 3200 | N | N | 8005 12TH AV NW |
| 11 | 164650 | 1595 | 6/3/03 | \$324,000 | 1340 | 0 | 7 | 1927 | 4 | 3090 | N | N | 148 NW 78TH ST |
| 11 | 751900 | 0750 | 3/3/03 | \$335,500 | 1340 | 360 | 7 | 1910 | 4 | 4120 | N | N | 314 NW 78TH ST |
| 11 | 751900 | 1880 | 6/19/02 | \$305,000 | 1340 | 0 | 7 | 1910 | 4 | 4120 | N | N | 625 NW 78TH ST |
| 11 | 046100 | 1625 | 3/29/02 | \$265,023 | 1340 | 0 | 7 | 1908 | 4 | 5000 | N | N | 7311 12TH AV NW |
| 11 | 291920 | 0275 | 4/23/02 | \$289,990 | 1360 | 0 | 7 | 1962 | 3 | 3840 | N | N | 128 NW 83RD ST |
| 11 | 164650 | 0100 | 4/21/03 | \$389,950 | 1360 | 0 | 7 | 1926 | 5 | 5150 | N | N | 110 N 75TH ST |
| 11 | 530910 | 1505 | 8/12/03 | \$305,000 | 1360 | 0 | 7 | 1925 | 3 | 3115 | N | N | 908 NW 65TH ST |
| 11 | 937630 | 1030 | 6/20/02 | \$369,950 | 1360 | 800 | 7 | 1925 | 3 | 5000 | N | N | 8326 11TH AV NW |
| 11 | 012503 | 9039 | 9/2/03 | \$369,950 | 1370 | 0 | 7 | 1927 | 4 | 3750 | N | N | 150 NW 73RD ST |
| 11 | 202870 | 0126 | 1/13/03 | \$248,400 | 1380 | 0 | 7 | 1986 | 3 | 2650 | N | N | 6730 DIBBLE AV NW |
| 11 | 202870 | 1045 | 4/24/03 | \$310,000 | 1380 | 0 | 7 | 1925 | 3 | 4240 | N | N | 6510 DIBBLE AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 162330 | 0735 | 1/2/03 | \$247,500 | 1400 | 0 | 7 | 1918 | 3 | 4180 | N | N | 7211 3RD AV NW |
| 11 | 291920 | 1115 | 7/9/03 | \$299,245 | 1400 | 0 | 7 | 1906 | 4 | 3840 | N | N | 127 N 84TH ST |
| 11 | 530910 | 1335 | 10/23/02 | \$260,000 | 1410 | 0 | 7 | 1985 | 3 | 2500 | N | N | 6542 10TH AV NW |
| 11 | 417210 | 0120 | 8/20/03 | \$320,000 | 1410 | 0 | 7 | 1930 | 3 | 3500 | N | N | 7041 7TH AV NW |
| 11 | 287710 | 2100 | 7/16/02 | \$429,000 | 1410 | 450 | 7 | 1930 | 5 | 4840 | N | N | 6727 6TH AV NW |
| 11 | 291970 | 1310 | 6/11/03 | \$295,000 | 1410 | 250 | 7 | 1922 | 3 | 3600 | N | N | 634 NW 80TH ST |
| 11 | 046100 | 0070 | 10/21/03 | \$352,000 | 1410 | 0 | 7 | 1912 | 4 | 4640 | N | N | 7331 8TH AV NW |
| 11 | 162380 | 0105 | 11/15/02 | \$275,000 | 1410 | 0 | 7 | 1910 | 3 | 3000 | N | N | 619 NW 75TH ST |
| 11 | 200070 | 0170 | 3/4/03 | \$318,000 | 1420 | 0 | 7 | 1986 | 3 | 3075 | N | N | 138 N 74TH ST |
| 11 | 287710 | 3426 | 8/7/03 | \$535,000 | 1420 | 1020 | 7 | 1922 | 5 | 4000 | N | N | 6731 1ST AV NW |
| 11 | 162330 | 1100 | 3/10/03 | \$295,000 | 1430 | 0 | 7 | 1986 | 3 | 3000 | N | N | 309 NW 75TH ST |
| 11 | 202870 | 1026 | 12/16/02 | \$280,000 | 1430 | 120 | 7 | 1930 | 3 | 5830 | N | N | 838 NW 65TH ST |
| 11 | 292270 | 1485 | 1/7/02 | \$337,500 | 1430 | 0 | 7 | 1915 | 3 | 5108 | N | N | 7727 9TH AV NW |
| 11 | 751900 | 1960 | 4/21/03 | \$277,500 | 1430 | 150 | 7 | 1910 | 3 | 5150 | N | N | 614 NW 76TH ST |
| 11 | 202870 | 0226 | 6/19/02 | \$389,500 | 1440 | 960 | 7 | 1931 | 5 | 4520 | N | N | 857 NW 70TH ST |
| 11 | 291970 | 1995 | 12/17/03 | \$330,000 | 1440 | 410 | 7 | 1928 | 4 | 3790 | N | N | 315 NW 83RD ST |
| 11 | 288010 | 0695 | 3/8/02 | \$269,000 | 1440 | 0 | 7 | 1919 | 2 | 2140 | N | N | 6537 CLEOPATRA PL NW |
| 11 | 046100 | 3860 | 6/17/03 | \$295,000 | 1460 | 0 | 7 | 1995 | 3 | 2500 | N | N | 7047 12TH AV NW |
| 11 | 349130 | 0146 | 4/12/02 | \$275,000 | 1460 | 0 | 7 | 1937 | 4 | 4350 | N | N | 1423 NW 80TH ST |
| 11 | 937630 | 0275 | 10/28/02 | \$360,000 | 1460 | 0 | 7 | 1927 | 4 | 5000 | N | N | 7716 12TH AV NW |
| 11 | 287710 | 2016 | 3/7/03 | \$356,000 | 1460 | 150 | 7 | 1925 | 4 | 3215 | N | N | 6545 6TH AV NW |
| 11 | 291970 | 2270 | 2/11/02 | \$284,000 | 1460 | 0 | 7 | 1919 | 3 | 4800 | N | N | 321 NW 84TH ST |
| 11 | 751900 | 2040 | 8/5/03 | \$293,000 | 1470 | 0 | 7 | 1996 | 3 | 2575 | N | N | 652 NW 76TH ST |
| 11 | 230140 | 0680 | 8/22/03 | \$475,000 | 1470 | 260 | 7 | 1922 | 3 | 5000 | N | N | 7022 SYCAMORE AV NW |
| 11 | 164650 | 0350 | 6/3/03 | \$471,000 | 1470 | 0 | 7 | 1908 | 4 | 4637 | N | N | 130 N 76TH ST |
| 11 | 287710 | 0810 | 4/4/03 | \$505,000 | 1490 | 0 | 7 | 1928 | 4 | 4000 | Y | N | 6539 SYCAMORE AV NW |
| 11 | 046100 | 3885 | 6/24/03 | \$403,000 | 1490 | 0 | 7 | 1926 | 4 | 5000 | N | N | 7031 12TH AV NW |
| 11 | 287710 | 3726 | 11/6/03 | \$512,500 | 1490 | 0 | 7 | 1911 | 5 | 3500 | N | N | 6756 1ST AV NW |
| 11 | 164650 | 2520 | 2/19/03 | \$395,000 | 1500 | 0 | 7 | 1914 | 5 | 3090 | N | N | 146 NW 75TH ST |
| 11 | 164650 | 2520 | 11/1/02 | \$375,000 | 1500 | 0 | 7 | 1914 | 5 | 3090 | N | N | 146 NW 75TH ST |
| 11 | 291970 | 1630 | 1/8/03 | \$320,000 | 1510 | 600 | 7 | 1951 | 3 | 4800 | N | N | 351 NW 82ND ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 417210 | 0030 | 12/16/02 | \$277,950 | 1510 | 400 | 7 | 1929 | 4 | 3240 | N | N | 7044 8TH AV NW |
| 11 | 287710 | 0596 | 4/18/02 | \$334,900 | 1510 | 0 | 7 | 1924 | 3 | 4000 | Y | N | 6553 1ST AV NW |
| 11 | 751900 | 0745 | 8/14/03 | \$337,500 | 1510 | 0 | 7 | 1910 | 4 | 4120 | N | N | 310 NW 78TH ST |
| 11 | 751900 | 0205 | 2/10/03 | \$361,000 | 1520 | 0 | 7 | 1926 | 3 | 5150 | N | N | 317 NW 76TH ST |
| 11 | 287710 | 3370 | 5/23/03 | \$497,000 | 1520 | 0 | 7 | 1920 | 4 | 5000 | N | N | 6701 1ST AV NW |
| 11 | 287710 | 3390 | 2/24/03 | \$379,500 | 1530 | 0 | 7 | 1912 | 3 | 5000 | N | N | 6711 1ST AV NW |
| 11 | 937630 | 0435 | 6/18/02 | \$382,000 | 1540 | 800 | 7 | 1929 | 4 | 5000 | N | N | 7721 11TH AV NW |
| 11 | 164650 | 1725 | 4/8/02 | \$385,000 | 1540 | 140 | 7 | 1925 | 4 | 4120 | N | N | 129 NW 79TH ST |
| 11 | 305270 | 0520 | 8/6/03 | \$271,000 | 1550 | 0 | 7 | 1997 | 3 | 2000 | N | N | 6723 14TH AV NW |
| 11 | 202870 | 0585 | 6/23/03 | \$350,000 | 1560 | 0 | 7 | 2002 | 4 | 2690 | N | N | 6722 DIVISION AV NW |
| 11 | 292270 | 1640 | 8/19/02 | \$332,000 | 1560 | 0 | 7 | 1930 | 4 | 4260 | N | N | 7722 9TH AV NW |
| 11 | 162380 | 0320 | 3/27/02 | \$315,000 | 1570 | 0 | 7 | 1929 | 3 | 5000 | N | N | 625 NW 74TH ST |
| 11 | 292270 | 2365 | 8/19/03 | \$370,000 | 1570 | 0 | 7 | 1928 | 3 | 4500 | N | N | 7523 10TH AV NW |
| 11 | 230140 | 0060 | 5/17/03 | \$332,110 | 1570 | 0 | 7 | 1911 | 3 | 4030 | N | N | 7206 PALATINE AV N |
| 11 | 046100 | 3435 | 8/1/02 | \$327,000 | 1590 | 530 | 7 | 1912 | 4 | 5000 | N | N | 7027 14TH AV NW |
| 11 | 291970 | 0635 | 8/22/03 | \$306,550 | 1600 | 0 | 7 | 1987 | 3 | 2880 | N | N | 625 NW 83RD ST |
| 11 | 291970 | 0450 | 4/5/02 | \$330,525 | 1600 | 240 | 7 | 1948 | 3 | 4800 | N | N | 606 NW 83RD ST |
| 11 | 200070 | 0110 | 2/1/02 | \$412,500 | 1600 | 0 | 7 | 1928 | 4 | 4610 | N | N | 106 N 74TH ST |
| 11 | 287710 | 2090 | 2/21/03 | \$375,000 | 1600 | 0 | 7 | 1925 | 4 | 4840 | N | N | 6721 6TH AV NW |
| 11 | 200070 | 0171 | 8/9/02 | \$396,000 | 1610 | 0 | 7 | 1906 | 4 | 3075 | N | N | 140 N 74TH ST |
| 11 | 424040 | 0175 | 5/21/03 | \$387,000 | 1620 | 0 | 7 | 1900 | 5 | 5320 | N | N | 7530 13TH AV NW |
| 11 | 291920 | 0890 | 7/25/03 | \$390,000 | 1630 | 0 | 7 | 1926 | 3 | 3840 | N | N | 136 N 81ST ST |
| 11 | 162380 | 0240 | 6/16/03 | \$392,000 | 1630 | 200 | 7 | 1909 | 4 | 5700 | N | N | 656 NW 74TH ST |
| 11 | 292270 | 0930 | 11/20/03 | \$378,250 | 1650 | 440 | 7 | 1938 | 4 | 5010 | N | N | 8001 DIBBLE AV NW |
| 11 | 291920 | 0985 | 4/2/03 | \$392,500 | 1670 | 400 | 7 | 1924 | 4 | 3840 | N | N | 137 N 83RD ST |
| 11 | 758970 | 0074 | 2/14/02 | \$323,000 | 1680 | 0 | 7 | 1928 | 4 | 5208 | N | N | 8045 12TH AV NW |
| 11 | 202870 | 0035 | 9/19/02 | \$275,000 | 1680 | 0 | 7 | 1927 | 4 | 3430 | N | N | 6746 DIVISION AV NW |
| 11 | 230140 | 0540 | 7/23/03 | \$499,700 | 1690 | 0 | 7 | 1925 | 4 | 5000 | N | N | 7034 3RD AV NW |
| 11 | 287710 | 2390 | 11/21/03 | \$297,000 | 1690 | 0 | 7 | 1916 | 3 | 5000 | N | N | 6706 6TH AV NW |
| 11 | 751900 | 1765 | 7/28/03 | \$440,000 | 1710 | 0 | 7 | 1926 | 4 | 3860 | N | N | 636 NW 77TH ST |
| 11 | 751900 | 1770 | 5/16/02 | \$450,000 | 1710 | 500 | 7 | 1926 | 5 | 3860 | N | N | 640 NW 77TH ST |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 164650 | 0760 | 10/21/03 | \$455,000 | 1710 | 0 | 7 | 1918 | 4 | 4944 | N | N | 133 N 78TH ST |
| 11 | 230140 | 0640 | 10/9/02 | \$399,950 | 1720 | 300 | 7 | 1925 | 4 | 5000 | N | N | 7027 1ST AV NW |
| 11 | 291970 | 2400 | 11/7/02 | \$385,000 | 1730 | 270 | 7 | 1926 | 4 | 4896 | N | N | 330 NW 83RD ST |
| 11 | 162380 | 0223 | 11/12/02 | \$376,000 | 1740 | 0 | 7 | 1926 | 4 | 5000 | N | N | 650 NW 74TH ST |
| 11 | 164650 | 2005 | 12/24/03 | \$378,000 | 1740 | 0 | 7 | 1916 | 4 | 3605 | N | N | 139 NW 78TH ST |
| 11 | 200120 | 0135 | 3/21/03 | \$362,000 | 1760 | 0 | 7 | 1911 | 4 | 4000 | N | N | 114 NW 74TH ST |
| 11 | 291970 | 1395 | 11/3/03 | \$472,500 | 1760 | 600 | 7 | 1911 | 4 | 4800 | N | N | 341 NW 81ST ST |
| 11 | 291970 | 1395 | 8/27/02 | \$420,000 | 1760 | 600 | 7 | 1911 | 4 | 4800 | N | N | 341 NW 81ST ST |
| 11 | 530910 | 1290 | 11/19/02 | \$335,900 | 1770 | 0 | 7 | 1910 | 4 | 5500 | N | N | 6502 10TH AV NW |
| 11 | 417210 | 0005 | 5/30/02 | \$291,500 | 1790 | 0 | 7 | 1927 | 3 | 4075 | N | N | 7060 8TH AV NW |
| 11 | 530910 | 1020 | 10/8/03 | \$366,000 | 1790 | 730 | 7 | 1912 | 3 | 5350 | N | N | 6544 11TH AV NW |
| 11 | 287710 | 3700 | 3/24/03 | \$485,000 | 1800 | 0 | 7 | 1930 | 4 | 5000 | Y | N | 6747 PALATINE AV N |
| 11 | 287710 | 0716 | 9/29/03 | \$450,000 | 1800 | 220 | 7 | 1924 | 3 | 4000 | N | N | 6506 SYCAMORE AV NW |
| 11 | 162330 | 1195 | 7/23/02 | \$425,000 | 1800 | 400 | 7 | 1916 | 4 | 6000 | N | N | 322 NW 74TH ST |
| 11 | 162330 | 0130 | 2/12/02 | \$300,000 | 1810 | 0 | 7 | 1925 | 2 | 6000 | N | N | 7016 5TH AV NW |
| 11 | 046100 | 0350 | 11/12/03 | \$380,000 | 1860 | 400 | 7 | 1922 | 3 | 5000 | N | N | 7347 DIBBLE AV NW |
| 11 | 164650 | 2630 | 9/11/02 | \$399,000 | 1910 | 0 | 7 | 2001 | 3 | 4635 | N | N | 141 NW 76TH ST |
| 11 | 162330 | 0100 | 10/10/02 | \$341,500 | 1920 | 1210 | 7 | 1924 | 3 | 4000 | N | N | 7030 5TH AV NW |
| 11 | 162330 | 0175 | 5/10/02 | \$398,500 | 1930 | 0 | 7 | 1910 | 4 | 5000 | N | N | 402 NW 70TH ST |
| 11 | 046100 | 3850 | 11/13/02 | \$375,000 | 1980 | 0 | 7 | 1907 | 5 | 5000 | N | N | 7049 12TH AV NW |
| 11 | 937630 | 2320 | 11/1/02 | \$395,000 | 2050 | 0 | 7 | 1930 | 4 | 5000 | N | N | 8326 10TH AV NW |
| 11 | 287710 | 1801 | 11/4/03 | \$409,950 | 2050 | 0 | 7 | 1910 | 3 | 3750 | N | N | 6559 5TH AV NW |
| 11 | 292270 | 3050 | 7/15/02 | \$386,000 | 2060 | 0 | 7 | 1942 | 5 | 5700 | N | N | 7532 DIBBLE AV NW |
| 11 | 287710 | 2650 | 1/3/03 | \$392,500 | 2120 | 0 | 7 | 1916 | 4 | 5000 | N | N | 308 NW 67TH ST |
| 11 | 287710 | 2030 | 9/24/02 | \$385,000 | 2150 | 600 | 7 | 1947 | 4 | 4828 | N | N | 6553 6TH AV NW |
| 11 | 012503 | 9045 | 12/2/03 | \$545,000 | 2230 | 0 | 7 | 1928 | 4 | 3950 | N | N | 102 NW 73RD ST |
| 11 | 758970 | 0011 | 5/30/02 | \$320,000 | 2260 | 0 | 7 | 1987 | 3 | 6700 | N | N | 1320 NW 80TH ST |
| 11 | 012503 | 9021 | 9/10/02 | \$339,950 | 900 | 0 | 8 | 1920 | 4 | 2726 | N | N | 7225 SYCAMORE AV NW |
| 11 | 349130 | 0132 | 6/23/03 | \$312,000 | 970 | 200 | 8 | 1931 | 3 | 3400 | N | N | 1479 NW 80TH ST |
| 11 | 758970 | 0030 | 3/13/02 | \$330,000 | 1020 | 150 | 8 | 1946 | 4 | 5207 | N | N | 8035 13TH AV NW |
| 11 | 292270 | 0235 | 6/16/03 | \$345,000 | 1020 | 640 | 8 | 1937 | 4 | 4700 | N | N | 8303 DIBBLE AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 046100 | 0750 | 4/13/02 | \$300,000 | 1060 | 400 | 8 | 1940 | 4 | 3375 | N | N | 910 NW 73RD ST |
| 11 | 758970 | 0043 | 12/2/03 | \$329,000 | 1070 | 100 | 8 | 1929 | 3 | 5207 | N | N | 8039 13TH AV NW |
| 11 | 349130 | 0020 | 8/20/03 | \$315,000 | 1090 | 200 | 8 | 1941 | 3 | 5461 | N | N | 7527 MARY AV NW |
| 11 | 349130 | 0065 | 4/15/02 | \$319,000 | 1130 | 310 | 8 | 1951 | 3 | 5130 | N | N | 7707 MARY AV NW |
| 11 | 530910 | 1450 | 8/15/02 | \$300,000 | 1140 | 850 | 8 | 1924 | 3 | 4000 | N | N | 6519 9TH AV NW |
| 11 | 424040 | 0174 | 4/8/02 | \$305,000 | 1300 | 0 | 8 | 1978 | 3 | 5200 | N | N | 7524 13TH AV NW |
| 11 | 287710 | 2031 | 9/24/02 | \$305,000 | 1310 | 0 | 8 | 2000 | 3 | 2415 | N | N | 6557 6TH AV NW |
| 11 | 292270 | 3060 | 7/12/03 | \$407,500 | 1320 | 0 | 8 | 1928 | 4 | 6498 | N | N | 7526 DIBBLE AV NW |
| 11 | 292270 | 3060 | 4/10/02 | \$385,000 | 1320 | 0 | 8 | 1928 | 4 | 6498 | N | N | 7526 DIBBLE AV NW |
| 11 | 046100 | 1435 | 1/13/03 | \$345,000 | 1340 | 400 | 8 | 1954 | 3 | 5000 | N | N | 7328 12TH AV NW |
| 11 | 292270 | 0785 | 4/7/03 | \$365,000 | 1350 | 350 | 8 | 1947 | 3 | 4700 | N | N | 8048 9TH AV NW |
| 11 | 230140 | 0670 | 11/18/02 | \$449,500 | 1390 | 600 | 8 | 1916 | 5 | 5000 | N | N | 7018 SYCAMORE AV NW |
| 11 | 937630 | 1591 | 1/15/02 | \$334,000 | 1400 | 0 | 8 | 1931 | 3 | 2600 | N | N | 1007 NW 80TH ST |
| 11 | 292270 | 3110 | 12/12/03 | \$370,750 | 1400 | 0 | 8 | 1929 | 3 | 4275 | N | N | 7510 DIBBLE AV NW |
| 11 | 349130 | 0116 | 2/14/02 | \$339,950 | 1410 | 750 | 8 | 1931 | 4 | 6000 | N | N | 7745 MARY AV NW |
| 11 | 046100 | 5135 | 5/7/03 | \$565,000 | 1430 | 600 | 8 | 1927 | 5 | 4300 | N | N | 850 NW 70TH ST |
| 11 | 291970 | 1855 | 11/17/03 | \$419,000 | 1440 | 0 | 8 | 1928 | 3 | 4800 | N | N | 348 NW 81ST ST |
| 11 | 937630 | 0920 | 3/22/02 | \$309,950 | 1450 | 0 | 8 | 1924 | 3 | 5000 | N | N | 8325 11TH AV NW |
| 11 | 230140 | 0090 | 12/11/03 | \$601,000 | 1460 | 0 | 8 | 1909 | 5 | 3760 | N | N | 7222 PALATINE AV N |
| 11 | 287710 | 4235 | 7/1/02 | \$440,000 | 1460 | 0 | 8 | 1901 | 5 | 4600 | N | N | 7016 SYCAMORE AV NW |
| 11 | 937630 | 1590 | 7/9/02 | \$319,000 | 1500 | 1020 | 8 | 1969 | 4 | 3900 | N | N | 1001 NW 80TH ST |
| 11 | 424040 | 0073 | 3/25/03 | \$357,000 | 1510 | 260 | 8 | 1929 | 4 | 5240 | N | N | 7748 14TH AV NW |
| 11 | 046100 | 4310 | 9/16/02 | \$380,000 | 1520 | 850 | 8 | 1931 | 5 | 5000 | N | N | 7032 12TH AV NW |
| 11 | 046100 | 0560 | 7/16/03 | \$425,000 | 1540 | 0 | 8 | 1929 | 3 | 4000 | N | N | 7346 9TH AV NW |
| 11 | 046100 | 0545 | 10/14/03 | \$437,500 | 1550 | 0 | 8 | 1929 | 3 | 4000 | N | N | 7342 9TH AV NW |
| 11 | 430570 | 0010 | 10/20/03 | \$400,000 | 1640 | 0 | 8 | 1990 | 3 | 4850 | N | N | 1224 NW 77TH ST |
| 11 | 045800 | 0335 | 6/17/02 | \$375,000 | 1720 | 540 | 8 | 1932 | 4 | 3290 | N | N | 1400 NW 80TH ST |
| 11 | 046100 | 0780 | 4/22/02 | \$414,000 | 1740 | 240 | 8 | 1937 | 4 | 5000 | N | N | 7310 10TH AV NW |
| 11 | 937630 | 1600 | 4/10/03 | \$300,000 | 1760 | 0 | 8 | 1931 | 3 | 4000 | N | N | 7751 10TH AV NW |
| 11 | 937630 | 1725 | 10/14/02 | \$410,000 | 1770 | 1250 | 8 | 1981 | 4 | 4680 | N | N | 7500 11TH AV NW |
| 11 | 230140 | 0265 | 5/20/02 | \$463,000 | 1830 | 360 | 8 | 1998 | 3 | 2500 | N | N | 7218 SYCAMORE AV NW |

Improved Sales Used in this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 11 | 287710 | 2825 | 2/12/03 | \$465,000 | 1860 | 610 | 8 | 2002 | 3 | 2500 | N | N | 6730 4TH AV NW |
| 11 | 937630 | 1700 | 4/9/02 | \$440,000 | 1890 | 850 | 8 | 1928 | 5 | 4370 | N | N | 7701 10TH AV NW |
| 11 | 162330 | 1085 | 5/6/02 | \$460,000 | 2000 | 600 | 8 | 2002 | 3 | 3000 | N | N | 325 NW 75TH ST |
| 11 | 287710 | 0340 | 5/9/03 | \$536,000 | 2000 | 0 | 8 | 1912 | 5 | 5000 | N | N | 6549 PALATINE AV N |
| 11 | 012503 | 9019 | 6/25/02 | \$530,000 | 2070 | 0 | 8 | 1911 | 5 | 3350 | N | N | 157 NW 73RD ST |
| 11 | 287710 | 0680 | 6/13/03 | \$489,000 | 2100 | 0 | 8 | 1984 | 3 | 4000 | N | N | 6524 SYCAMORE AV NW |
| 11 | 751900 | 2085 | 3/8/02 | \$423,500 | 2150 | 0 | 8 | 1999 | 3 | 5150 | N | N | 643 NW 77TH ST |
| 11 | 164650 | 2150 | 6/4/02 | \$639,950 | 2810 | 0 | 9 | 2001 | 3 | 6180 | N | N | 122 NW 76TH ST |
| 11 | 287710 | 0755 | 4/21/03 | \$972,200 | 3200 | 0 | 9 | 1920 | 3 | 7500 | Y | N | 6515 SYCAMORE AV NW |
| 11 | 287710 | 0755 | 6/21/02 | \$750,000 | 3200 | 0 | 9 | 1920 | 3 | 7500 | Y | N | 6515 SYCAMORE AV NW |
| 11 | 230140 | 0276 | 5/13/02 | \$644,950 | 2550 | 0 | 10 | 2002 | 3 | 4950 | N | N | 7222 2ND AV NW |
| 11 | 200070 | 0300 | 11/14/02 | \$895,000 | 2670 | 1070 | 10 | 2002 | 3 | 6430 | Y | N | 7312 1ST AV NW |

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 2 | 045200 | 0280 | 5/5/03 | \$269,000 | Obsolescence>0 |
| 2 | 045200 | 0300 | 10/16/03 | \$299,000 | Obsolescence>0 |
| 2 | 045200 | 0310 | 2/28/03 | \$285,000 | Obsolescence>0 |
| 2 | 045200 | 0356 | 12/16/03 | \$95,677 | Obsolescence>0 |
| 2 | 045200 | 0600 | 5/20/03 | \$315,500 | Obsolescence>0 |
| 2 | 045200 | 0640 | 10/25/02 | \$260,000 | Obsolescence>0 |
| 2 | 045200 | 1460 | 10/25/02 | \$274,500 | Imp Characteristics Changed Since Sale |
| 2 | 045200 | 1900 | 7/26/02 | \$128,176 | Non Representative Sale |
| 2 | 045200 | 1975 | 11/26/03 | \$315,000 | Diagnostic Outlier |
| 2 | 276760 | 0935 | 11/19/03 | \$381,000 | Relocation Sale - Sale to Service |
| 2 | 276760 | 0960 | 5/29/03 | \$110,000 | DOR Ratio |
| 2 | 276760 | 1020 | 11/6/02 | \$240,904 | Related Party, Friend, or Neighbor |
| 2 | 276760 | 1185 | 8/28/03 | \$435,000 | Relocation Sale - Sale to Service |
| 2 | 276760 | 1320 | 4/17/02 | \$289,000 | More than 1 Imp |
| 2 | 276760 | 1325 | 4/17/02 | \$92,415 | Quit Claim Deed |
| 2 | 276760 | 1345 | 6/24/03 | \$91,442 | Partial Interest Sale |
| 2 | 276760 | 1665 | 12/22/03 | \$201,000 | Teardown Sale |
| 2 | 276760 | 1665 | 10/30/03 | \$201,000 | Teardown Sale |
| 2 | 276760 | 1690 | 9/17/02 | \$249,950 | Segregation and/or Merger |
| 2 | 276760 | 1740 | 6/13/03 | \$353,000 | Relocation Sale - Sale to Service |
| 2 | 276760 | 1820 | 5/21/03 | \$95,563 | Related Party, Friend, or Neighbor |
| 2 | 276760 | 1945 | 11/22/03 | \$240,000 | Statement to DOR |
| 2 | 276760 | 2110 | 5/13/02 | \$249,950 | More than 1 Imp |
| 2 | 276760 | 2185 | 2/27/03 | \$368,000 | More than 1 Imp |
| 2 | 276760 | 2485 | 7/29/02 | \$320,000 | More than 1 Imp |
| 2 | 276760 | 2565 | 10/9/03 | \$290,000 | Estate Administrator, Guardian, or Executor |
| 2 | 276760 | 3070 | 10/9/02 | \$228,000 | Imp Characteristics Changed Since Sale |
| 2 | 276760 | 3166 | 8/23/02 | \$310,000 | Segregation and/or Merger |
| 2 | 276760 | 3235 | 3/11/03 | \$115,725 | Partial Interest Sale |
| 2 | 276760 | 3250 | 9/5/02 | \$315,000 | Teardown Sale |
| 2 | 276760 | 3280 | 10/19/02 | \$160,000 | Imp Characteristics Changed Since Sale |
| 2 | 276760 | 3285 | 4/15/03 | \$8,147 | Partial Interest Sale |
| 2 | 276760 | 3660 | 4/1/02 | \$176,000 | Related Party, Friend, or Neighbor |
| 2 | 276760 | 4480 | 4/9/02 | \$100,000 | Non Representative Sale |
| 2 | 276770 | 4580 | 8/27/03 | \$200,000 | Teardown Sale |
| 2 | 276790 | 0110 | 8/1/03 | \$200,000 | Estate Administrator, Guardian, or Executor |
| 2 | 276800 | 0210 | 7/26/02 | \$280,000 | Imp Characteristics Changed Since Sale |
| 2 | 276800 | 0470 | 8/4/03 | \$40,163 | Related Party, Friend, or Neighbor |
| 2 | 276810 | 0114 | 9/30/02 | \$135,000 | Non Representative Sale |
| 2 | 276810 | 0510 | 4/4/02 | \$255,000 | Obsolescence>0 |
| 2 | 276810 | 0630 | 3/11/02 | \$197,000 | Diagnostic Outlier |
| 2 | 276820 | 0160 | 12/5/03 | \$293,000 | Obsolescence>0 |
| 2 | 276820 | 0190 | 10/14/02 | \$365,000 | Imp Characteristics Changed Since Sale |
| 2 | 276820 | 0205 | 3/27/03 | \$359,950 | Obsolescence>0 |
| 2 | 276830 | 0736 | 1/10/03 | \$19,930 | Related Party, Friend, or Neighbor |

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--------------------------------------------|
| 2 | 276830 | 0740 | 5/21/03 | \$324,950 | Obsolescence>0 |
| 2 | 276830 | 1174 | 10/21/03 | \$388,250 | Obsolescence>0 |
| 2 | 276830 | 1180 | 1/3/03 | \$250,000 | Teardown Sale |
| 2 | 276960 | 0750 | 8/1/02 | \$270,000 | Imp Characteristics Changed Since Sale |
| 2 | 276960 | 1010 | 7/24/02 | \$300,000 | Imp Characteristics Changed Since Sale |
| 2 | 276960 | 1035 | 7/24/03 | \$459,000 | Characteristics do not match sale |
| 2 | 276960 | 1350 | 9/27/02 | \$170,000 | Non Representative Sale |
| 2 | 276960 | 1850 | 5/29/02 | \$226,000 | Imp Characteristics Changed Since Sale |
| 11 | 045800 | 0175 | 2/14/03 | \$263,000 | Questionable Sale per Sales Identification |
| 11 | 045800 | 0210 | 11/26/02 | \$190,000 | No Market Exposure |
| 11 | 045800 | 0270 | 1/17/03 | \$140,000 | Non Representative Sale |
| 11 | 046100 | 0100 | 3/13/02 | \$425,000 | Diagnostic Outlier |
| 11 | 046100 | 0545 | 10/14/03 | \$437,500 | Relocation Sale - Sale to Service |
| 11 | 046100 | 3320 | 2/20/03 | \$42,323 | Partial Interest Sale |
| 11 | 046100 | 3655 | 7/22/02 | \$205,000 | No Market Exposure |
| 11 | 046100 | 3775 | 12/16/03 | \$245,000 | Unfinished Area>0 |
| 11 | 046100 | 4495 | 4/17/02 | \$321,000 | Imp Characteristics Changed Since Sale |
| 11 | 162330 | 0255 | 6/3/02 | \$299,950 | Imp Characteristics Changed Since Sale |
| 11 | 162330 | 0446 | 4/10/02 | \$69,717 | Quit Claim Deed |
| 11 | 162330 | 0508 | 7/16/02 | \$75,000 | Quit Claim Deed |
| 11 | 162330 | 0508 | 9/9/02 | \$385,000 | Relocation Sale |
| 11 | 162330 | 0620 | 9/26/03 | \$375,000 | Segregation and/or Merger |
| 11 | 162380 | 0320 | 12/2/03 | \$315,054 | Partial Interest Sale |
| 11 | 162380 | 0550 | 2/11/02 | \$104,000 | Related Party, Friend, or Neighbor |
| 11 | 164650 | 0680 | 3/11/02 | \$126,120 | Partial Interest Sale |
| 11 | 164650 | 1035 | 7/11/03 | \$146,500 | Quit Claim Deed |
| 11 | 164650 | 2200 | 11/4/02 | \$400,000 | More than 1 Imp |
| 11 | 164650 | 2250 | 1/29/03 | \$282,000 | Unfinished Area>0 |
| 11 | 202870 | 0225 | 6/26/02 | \$300,000 | No Market Exposure |
| 11 | 230140 | 0090 | 7/18/02 | \$335,000 | Imp Characteristics Changed Since Sale |
| 11 | 230140 | 0580 | 10/8/02 | \$290,000 | Diagnostic Outlier |
| 11 | 287710 | 0035 | 8/14/03 | \$148,436 | Partial Interest Sale |
| 11 | 287710 | 0675 | 1/21/03 | \$273,000 | Diagnostic Outlier |
| 11 | 287710 | 0915 | 1/16/03 | \$58,424 | Related Party, Friend, or Neighbor |
| 11 | 287710 | 1150 | 1/16/02 | \$270,000 | Diagnostic Outlier |
| 11 | 287710 | 1605 | 2/14/02 | \$175,000 | Non Representative Sale |
| 11 | 287710 | 1980 | 2/28/03 | \$407,000 | Obsolescence>0 |
| 11 | 287710 | 1990 | 7/8/03 | \$175,000 | Diagnostic Outlier |
| 11 | 287710 | 2016 | 10/2/02 | \$278,920 | Imp Characteristics Changed Since Sale |
| 11 | 287710 | 3346 | 4/18/02 | \$350,000 | Unfinished Area>0 |
| 11 | 287710 | 3660 | 1/30/03 | \$643,500 | Characteristics do not match sale |
| 11 | 287710 | 4175 | 1/22/03 | \$331,500 | Characteristics do not match sale |
| 11 | 288010 | 0360 | 8/19/03 | \$22,019 | Related Party, Friend, or Neighbor |
| 11 | 288010 | 1095 | 10/3/03 | \$186,600 | Related Party, Friend, or Neighbor |
| 11 | 288010 | 1130 | 9/18/03 | \$110,565 | Quit Claim Deed |

Improved Sales Removed from this Annual Update Analysis
Area 82
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------------------------|
| 11 | 291920 | 0225 | 10/24/03 | \$160,000 | Obsolescence>0 |
| 11 | 291920 | 0575 | 8/21/03 | \$461,500 | Unfinished Area>0 |
| 11 | 291920 | 0610 | 9/5/02 | \$160,000 | Non Representative Sale |
| 11 | 291920 | 0660 | 9/16/03 | \$251,000 | Estate Administrator, Guardian, or Executor |
| 11 | 291920 | 1370 | 7/30/03 | \$316,418 | Unfinished Area>0 |
| 11 | 291970 | 0610 | 10/1/03 | \$275,000 | Unfinished Area>0 |
| 11 | 291970 | 0735 | 12/24/02 | \$21,240 | Quit Claim Deed |
| 11 | 291970 | 1455 | 7/12/02 | \$500,000 | Imp Characteristics Changed Since Sale |
| 11 | 291970 | 1975 | 12/20/02 | \$41,693 | Quit Claim Deed |
| 11 | 291970 | 2165 | 5/31/02 | \$311,000 | Characteristics do not match sale |
| 11 | 292170 | 0435 | 10/17/02 | \$183,300 | Estate Administrator, Guardian, or Executor |
| 11 | 292270 | 1085 | 4/19/02 | \$83,820 | Quit Claim Deed |
| 11 | 292270 | 1680 | 3/7/03 | \$283,000 | No Market Exposure |
| 11 | 292270 | 3060 | 7/7/03 | \$184,021 | Partial Interest Sale |
| 11 | 292270 | 3060 | 7/9/03 | \$407,500 | Relocation Sale - Sale to Service |
| 11 | 305270 | 0280 | 12/5/02 | \$294,000 | Obsolescence>0 |
| 11 | 305270 | 0310 | 7/29/02 | \$369,000 | Obsolescence>0 |
| 11 | 305270 | 0510 | 4/5/02 | \$286,000 | Obsolescence>0 |
| 11 | 305270 | 0620 | 4/15/02 | \$313,500 | Imp Characteristics Changed Since Sale |
| 11 | 305270 | 0705 | 7/24/02 | \$420,000 | Obsolescence>0 |
| 11 | 305270 | 1020 | 5/26/02 | \$1,000 | DOR Ratio |
| 11 | 424040 | 0090 | 3/17/03 | \$92,412 | DOR Ratio |
| 11 | 430570 | 0087 | 4/23/02 | \$60,320 | Partial Interest Sale |
| 11 | 507540 | 0105 | 5/31/02 | \$262,000 | Diagnostic Outlier |
| 11 | 530910 | 0275 | 7/8/03 | \$206,670 | Related Party, Friend, or Neighbor |
| 11 | 530910 | 0485 | 11/19/03 | \$494,900 | Characteristics do not match sale |
| 11 | 530910 | 0575 | 3/7/03 | \$91,013 | Related Party, Friend, or Neighbor |
| 11 | 544530 | 0050 | 12/5/02 | \$170,000 | No Market Exposure |
| 11 | 751900 | 0145 | 6/12/02 | \$306,000 | Imp Characteristics Changed Since Sale |
| 11 | 751900 | 0440 | 2/11/02 | \$237,750 | Non Representative Sale |
| 11 | 751900 | 0947 | 9/15/03 | \$319,000 | Unfinished Area>0 |
| 11 | 751900 | 2205 | 3/26/03 | \$393,000 | Unfinished Area>0 |
| 11 | 758970 | 0032 | 6/7/02 | \$155,797 | Related Party, Friend, or Neighbor |
| 11 | 758970 | 0100 | 10/22/02 | \$382,500 | Relocation Sale |
| 11 | 937630 | 0425 | 7/23/02 | \$292,500 | No Market Exposure |
| 11 | 937630 | 0486 | 2/15/02 | \$97,127 | Partial Interest Sale |
| 11 | 937630 | 0525 | 3/15/02 | \$298,000 | No Market Exposure |
| 11 | 937630 | 0635 | 2/13/02 | \$232,000 | No Market Exposure |
| 11 | 937630 | 0930 | 12/23/03 | \$545,000 | Segregation and/or Merger |
| 11 | 937630 | 0955 | 11/14/03 | \$450,000 | Characteristics do not match sale |
| 11 | 937630 | 1545 | 7/19/02 | \$110,765 | Non Representative Sale |
| 11 | 937630 | 1640 | 2/22/02 | \$253,800 | Estate Administrator, Guardian, or Executor |



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr